



Primrose Lane

Newcastle Upon Tyne, NE13

£1,275 per month

FAMILY HOME IN SOUGHT-AFTER GREAT PARK DEVELOPMENT | THREE BEDROOM TOWNHOUSE | AVAILABLE 2ND OCTOBER 2026 | Located within the popular Great Park development, this spacious three-bedroom townhouse is set over three floors and offers well-proportioned accommodation. Offered on an unfurnished basis, the property briefly comprises a modern fitted kitchen, bright and spacious living area, three well-sized bedrooms, an en-suite shower room to the principal bedroom, family bathroom and a convenient ground floor cloakroom/WC. Externally, the property benefits from a private rear garden and off-street parking. Ideally positioned for access to local amenities, schools, transport links and Newcastle city centre, this is an excellent opportunity to rent a fantastic family home in a highly desirable location. Energy Efficiency Rating B. Council Tax Band C. Holding deposit: One weeks rent to reserve, then taken off move in monies. Damage Deposit: Five weeks rent.

LIVING SPACES

0191 222 1000
www.livingspaces.co.uk

- Great Park Development
- Family Home
- Three Bedrooms
- Three Storey
- Garden & Parking
- Cloakroom & WC
- Viewings Advised
- Available 2nd October 2026



Entrance Hall
Radiator, door to;

Living Room 4.50m x 3.62m
Double glazed window to front elevation, storage cupboard, radiator, door to;

Inner Hallway
Radiator, staircase to first floor.

Cloakroom
WC, wash hand basin, tiled splashback, radiator.

Kitchen/Dining Room 3.62m x 2.71m
Range of wall and base units with worktop surfaces incorporating stainless steel sink unit with mixer tap, splashbacks, integrated electric oven with gas hob and extractor above, concealed wall mounted gas fired boiler washing machine, fridge freezer, radiator, double glazed window to rear elevation, French doors to rear garden.

First Floor Landing
Radiator, staircase to second floor.

Bedroom Two 3.62m x 3.19m
Two double glazed windows to front elevation, radiator.

Bathroom
Panel bath with shower above and screen, pedestal wash basin, WC, tiled splashbacks, radiator, double glazed window to side elevation.

Bedroom Three 3.62m x 2.71m
Double glazed window to rear elevation, radiator.

Upper Floor Landing
Storage cupboard.

Bedroom One 7.77m max x 3.62m max
Double glazed window to front elevation, double glazed Velux window to rear elevation, radiator.

Rear Garden
To the rear of the property is a garden enclosed by fencing with timber shed.



Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

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Material Information

This property is managed by Living Spaces

Tenure: We have been advised the property is Freehold.

Council Tax: Band C. Authority; Newcastle City Council. For current rates please visit; new.newcastle.gov.uk/council-tax/council-tax-explained/council-tax-bands

Utilities: Mains sewerage, water, gas and electricity are connected.

Broadband: Follow the link to check broadband providers and speeds; broadbandcheck.co.uk

Mobile Phone Coverage: Follow the link to check mobile signal for all networks; signalchecker.co.uk/

Parking: There is a driveway to the front of the property providing parking.

Additional Information: Please be advised that this property is being let by a company with a connected interest to Living Spaces.

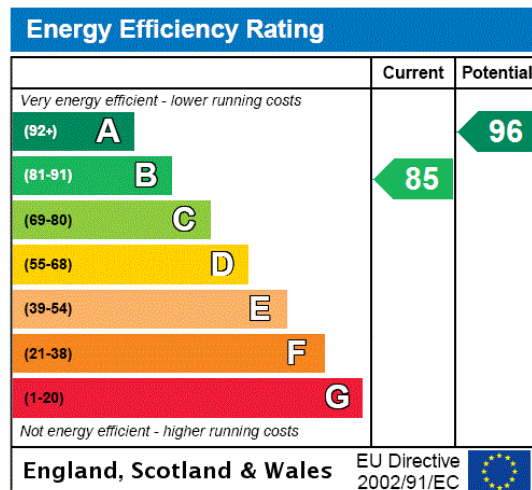
We have not been advised of any restrictive Covenants at the outset of marketing.

Disclaimer

Please note, this is a draft copy of the marketing brochure.

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016



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