



Swallowtail Place

Great Park, NE13 9FQ

*** 360 VIRTUAL TOUR *** - Available 28/12/2025- Rent £1,000pcm - Persimmon Seaton build Townhouse - 3 Bedrooms - Family bathroom - Fitted kitchen integrated oven and hob - Over 3 storeys - Rear garden with shed - Allocated parking - Available on an unfurnished basis - Gas central heating - Easy access to A1 - Call today for viewings.

£1,000 PCM



30 Swallowtail Place

Great Park, NE13 9FQ



*** 360 VIRTUAL TOUR *** - Available 28/12/2025 Rent £1,050pcm - Persimmon Seaton build Townhouse - 3 Bedrooms - Family bathroom - Fitted kitchen integrated oven and hob - Over 3 storeys - Rear garden with shed - Allocated parking - Available on an unfurnished basis - Gas central heating - Easy access to A1.

The accommodation briefly comprises of; an entrance hall, lounge with storage cupboard, kitchen/diner with access to rear gardens & a WC. The fitted kitchen comes with integral oven and hob. The first floor consists of two bedrooms of equal size, both would fit a double bed with furniture while a family bathroom is in between. The top floor boasts a large main bedroom with a cupboard from the landing.

Externally there is a garden to the rear while a driveway provides off-street parking to the front.

Great Park is situated to the North of Newcastle and offers easy access North and South via the A1, Newcastle City Centre, Newcastle Airport and Newcastle Racecourse.

For more info and to book viewings, please call our Great Park team on 0191 2368347.

TO THE GROUND FLOOR

Porch

Lounge

15'0" x 12'0" (4.57m x 3.67m)

WC

3'9" x 4'4" (1.15m x 1.32m)

Kitchen

8'11" x 12'0" (2.72m x 3.67m)

TO THE FIRST FLOOR

Landing

Bedroom 1

10'11" x 12'0" (3.32m x 3.67m)

Bathroom

8'0" x 5'9" (2.43m x 1.74m)

Bedroom 2

7'10" x 12'0" (2.38m x 3.67m)

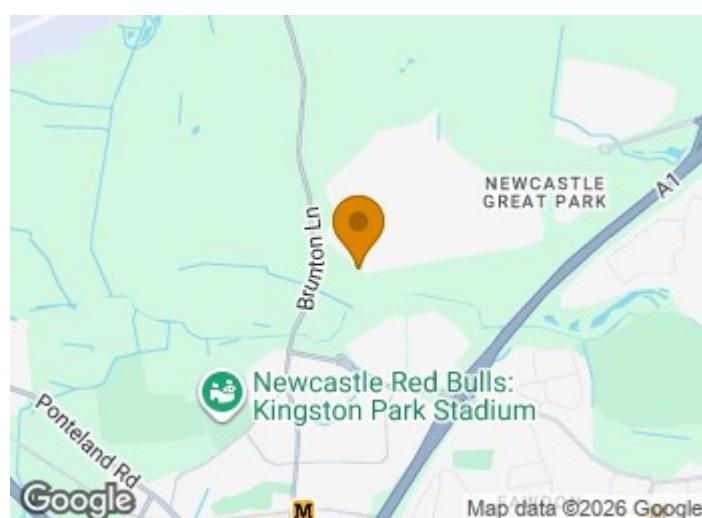
TO THE SECOND FLOOR

Landing

Main Bedroom

25'11" x 12'0" (7.90m x 3.67m)

Disclaimer.



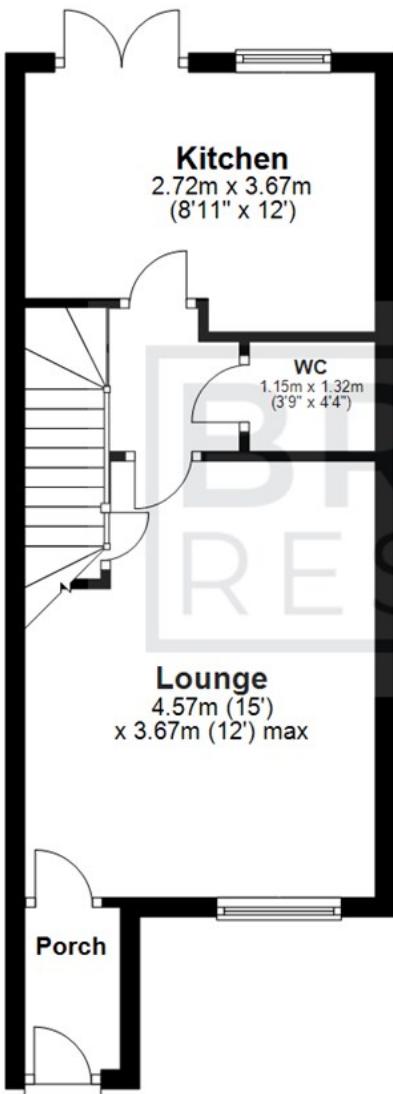
- 360 VIRTUAL TOUR
- AVAILABLE 28/12/2025
- RENT £1,000PCM
- BRAND NEW PERSIMMON SEATON BUILD
- 3 DOUBLE BEDROOM TOWN HOUSE
- FAMILY BATHROOM
- FITTED KITCHEN WITH OVEN AND HOB
- REAR GARDEN WITH SHED
- LARGE LIVINGROOM
- EPC RATING B - COUNCIL TAX BAND C



Floor Plan

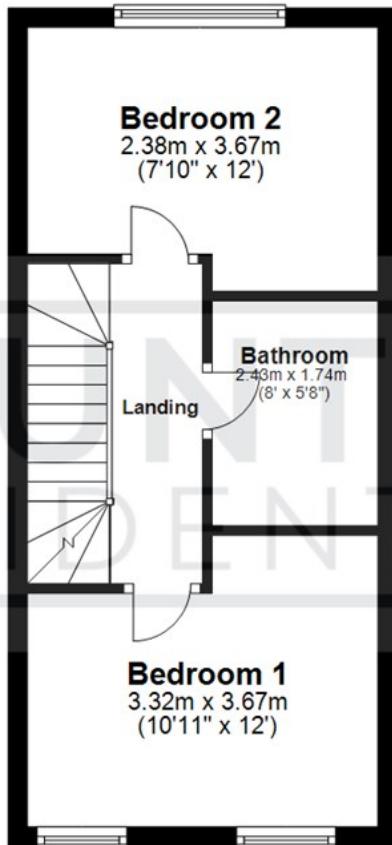
Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



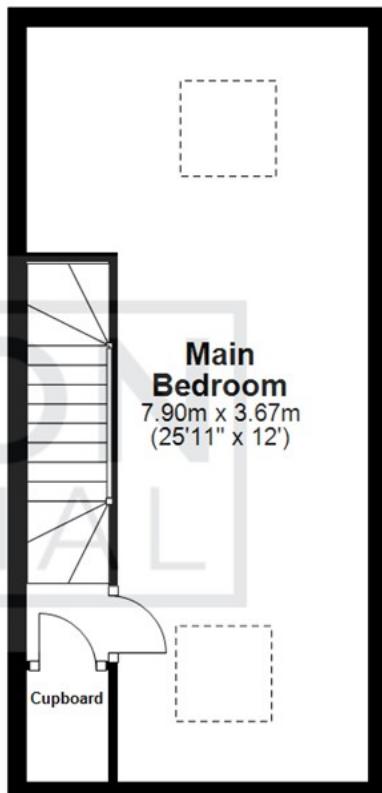
First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

All measurements are approximate and are for illustration only.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus)	A		
(81-91)	B		86
(70-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			