





- Professional Landlord
- White Goods Included
- Pets Considered
- Long Term Tenancies Available
- Brand New Property
- Off Road Parking
- Zero Deposit Option Available





## ZERO DEPOSIT OPTION AVAILABLE

Jan Forster Estates are delighted to offer this brand new 'Moresby', located in this magnificent new development in Meadow Hill, in Throckley.

The ground floor comprises of an entrance hallway leading into the front reception room, which features generous windows that flood the room with natural light. There is a WC and storage cupboard located in a central lobby, which leads to a fully integrated kitchen dining area- perfect for entertaining, with French doors that effortlessly connect the indoor and outdoor spaces.

The first floor houses an additional storage cupboard, 2 double bedrooms and 1 single bedroom which offer ample storage space. The main bedroom, includes the luxury of an en-suite while a contemporary family bathroom completes the layout.

Meadow Hill lies at the centre of Throckley in Northumberland. Located just 7 miles west of Newcastle city centre, it's the ideal base yet is still within easy reach of the city's shops, bars, restaurants, theatres and museums. Just a short drive to Ponteland (4.2 miles) or Jesmond (8.1 miles) open a further choice of green spaces, riverside walkways, boutiques, cafes and restaurants.

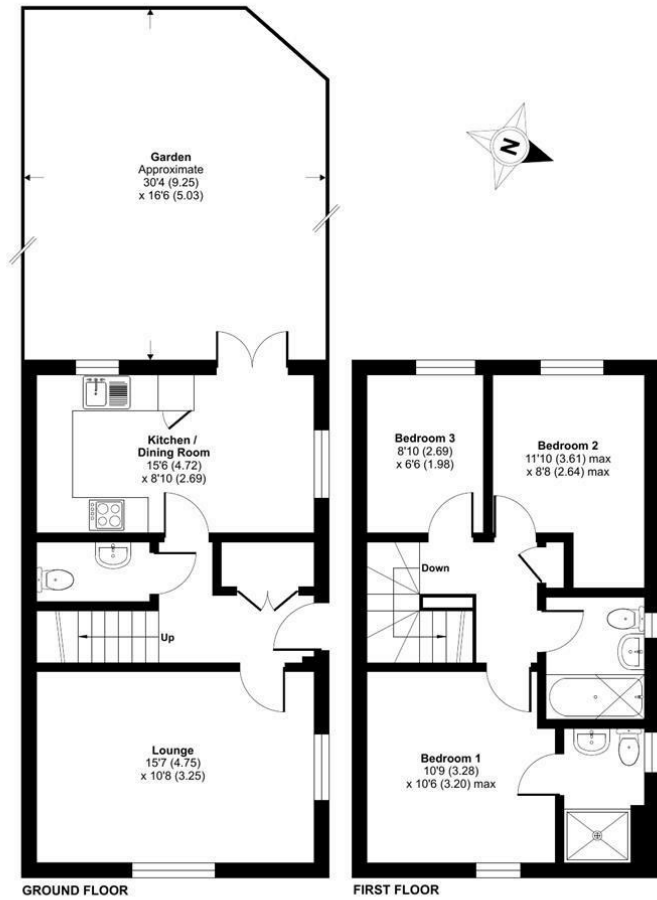
Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative



# Meadow Hill, Newcastle Upon Tyne, NE15

Approximate Area = 844 sq ft / 78.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lomond Property (Lettings). REF: 1254904

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>90</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

