



## 109 Rodsley Avenue, Gateshead, NE8 4LA

£650 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this spacious ground floor flat which has recently been re-decorated throughout and situated on Rodsley Avenue which is a very popular area of Gateshead. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises: entrance hallway, main bedroom, one further bedroom, lounge with living flame effect fire. To the rear of the property you will find the kitchen with a free standing electric cooker and washing machine included and bathroom. There is a private yard to the rear offering outside space.

Viewings are highly recommended to avoid disappointment.

### **Entrance Hallway**

A UPVC front door provides access into the hallway which has an under stairs storage cupboard and a single radiator.

### **Lounge**

15'3" x 12'9" (4.64 x 3.88)

With access doors to the kitchen and second bedroom, UPVC overlooking the rear aspect, a living flame effect electric fire with a stone surround/hearth and gas central heating radiator.

### **Main Bedroom**

13'10" x 15'1" (4.22 x 4.61)

UPVC windows overlooking the front aspect and gas central heating radiator.

### **Bedroom Two**

15'3" x 17'9" (4.64 x 5.41)

UPVC overlooking the rear aspect and gas central heating.

### **Kitchen**

9'1" x 7'9" (2.78 x 2.35)

Fitted with a range of wall and base units, free standing electric oven and washing machine, UPVC door and window overlooking and leading to the rear aspect.

### **Rear Hallway**

With storage cupboards and an access door to the bathroom.

### **Bathroom**

8'5" x 5'5" (2.56 x 1.65)

Panelled bath with an electric shower over, pedestal wash basin, low level wc, partial tiling to the walls, double radiator, wall mounted boiler and window to the rear.

### **External**

There is a private yard to the rear.

### **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

### **Upfront Costs:**

1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

### **Material Information**

Flood Risk - No Risk

Local Authority - Gateshead

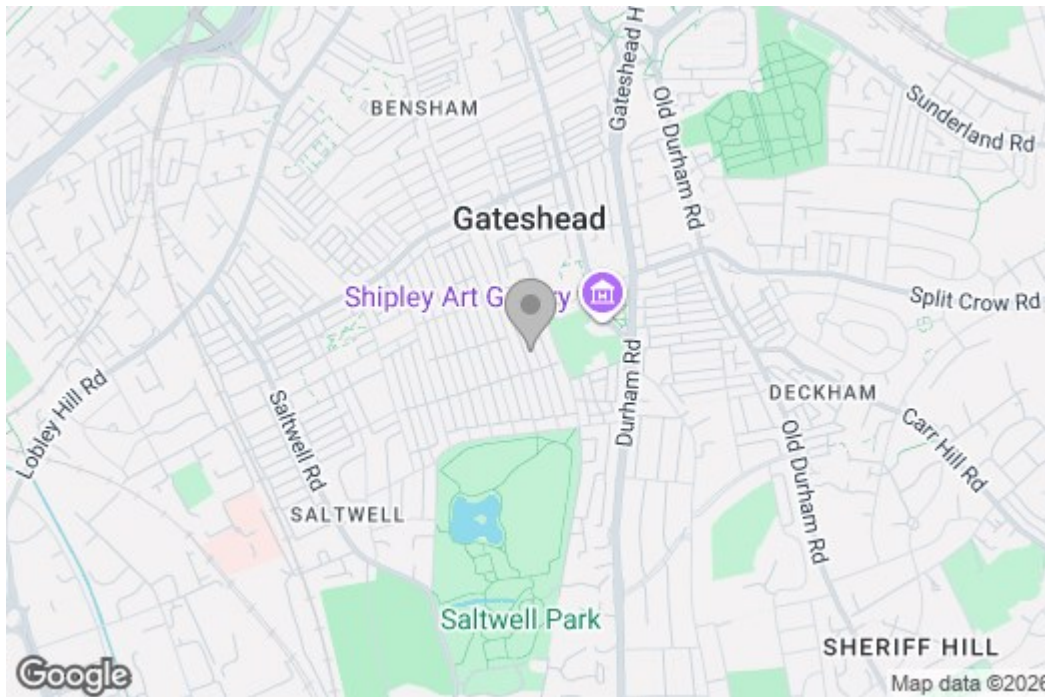
Satellite/Fibre TV Availability - BT, Sky

Broadband - Basic, Superfast, Ultrafast

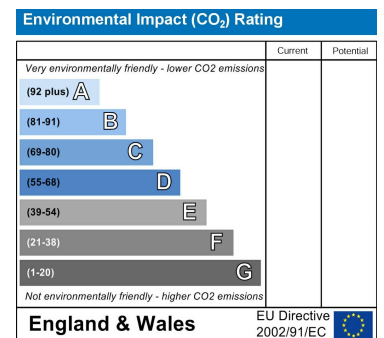
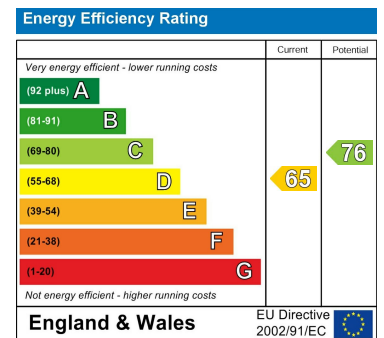
Mobile Coverage - EE, Three, O2

# Floor Plan

## Area Map



## Energy Efficiency Graph



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, purchaser 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.