



61a Windmill Way, Gateshead, NE8 1PJ

£895 Per Calendar Month

*** AVAILABLE FROM THE 12TH APRIL 2024 *** on an unfurnished basis is this three bedroom townhouse which is split over three floors. The property is located on the ever popular Village Heights in Gateshead with easy access to Gateshead Town and Newcastle City Centre. The accommodation briefly comprises of entrance into hallway, spacious lounge and separate WC with wash hand basin. To the lower floor you will find a large kitchen diner, utility room and storage cupboard. On the second floor you will find three bedrooms with the main bedroom benefiting from an en-suite shower room and the family bathroom. Externally there is a driveway for off street parking, gardens to the front, side and rear. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors leading to the separate WC and lounge/dining room

Lounge/Dining Room

Bright and airy lounge/dining room with lounge benefiting from a UPVC door to a Juliet balcony and window overlooking the rear aspect which allows lot's of natural light, The dining area has a UPVC window overlooking the front aspect. Gas central heating radiator.

Seperate WC

With low level WC, wash hand basin and frosted glass UPVC window.

Kitchen

Large family kitchen with a range of wall and base units, integrated oven hob and extractor fan, freestanding fridge freezer and dishwasher. There is ample space to have an additional dining table with UPVC doors leading to the rear gardens, UPVC window overlooking the rear aspect and gas central heating radiator.

Utility Room

Fitted with a range of base units, ample work surfaces and sink area. Comes with a freestanding washing machine.

Main Bedroom

Bright and airy main bedroom with a UPVC window overlooking the front aspect, gas central heating radiator and the added benefit of en-suite shower room.

En-Suite Shower Room

With low level WC, wash hand basin and separate shower cubicle.

Family Bathroom

With low level WC, wash hand basin and bath with a rainfall style shower.

Bedroom Two

With UPVC window overlooking the rear aspect and gas central heating radiator.

Bedroom Three

With UPVC window overlooking the rear aspect and gas central heating radiator.

External Areas

Off-street parking and low maintenance garden 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

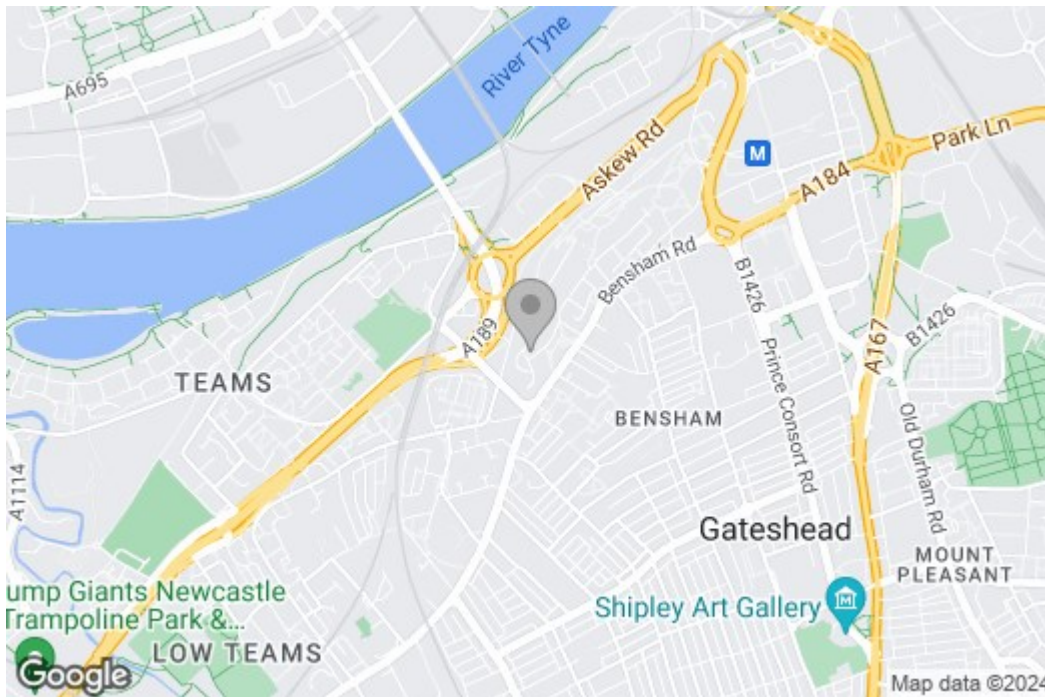
Upfront Costs:

1 Months rent upfront

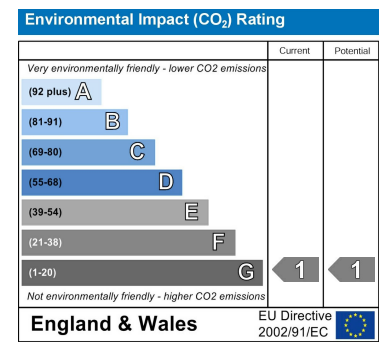
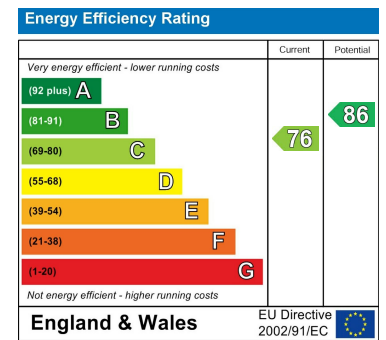
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.