



2 Broadbank, Wardley, NE10 8XW

£495 Per Calendar Month

Located on a sought after estate with excellent access for Pelaw Metro, we are delighted to market this appealing two bedroom mid-link house. The property has double glazing and gas central heating with radiators and briefly comprises: lounge, breakfasting area and kitchen, landing, two bedrooms, bathroom/wc, gardens front and rear and a two car driveway which is located to the side. The property is well presented and is available mid November. Viewing highly recommended.

Lounge

12'0" x 11'3" (3.66 x 3.43)

Access to the lounge is via a double glazed door, there are double glazed windows to either side, laminate wood flooring and a staircase leading to the first floor.

Kitchen

11'2" x 7'11" (3.40 x 2.41)

Fitted with a range of floor and wall units with working surfaces, which include a single drainer sink unit with a mixer tap. Built in appliances include a four ring gas hob with an electric oven, tiled splash backs, built in wine rack and a storage cupboard which houses the gas central heating boiler. Two double glazed windows overlook the rear garden and a double glazed door opens out to the rear garden. There is a breakfast bar facility and radiator.

First Floor

First floor landing with doors opening into both bedrooms and bathroom/wc.

Bedroom One

11'2" x 7'1" (3.40 x 2.16)

With a range of fitted wardrobes, coving to the ceiling, radiator and a double glazed window overlooking the rear aspect.

Bedroom Two

8'11" x 6'0" (2.72 x 1.83)

With a radiator, storage cupboard and a double glazed window overlooking the front aspect.

Bathroom/WC

Comprises of a three piece suite of a panel bath with shower fitted above, wash hand basin, low level wc, tiled walls and a radiator.

External

Located at the front of the property there is a garden which is set to lawn, the rear garden is paved for low maintenance and there is a gate which gives access to the rear driveway. The driveway can provide off-road parking for up to two cars.

Agent Note

Holding Fee:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

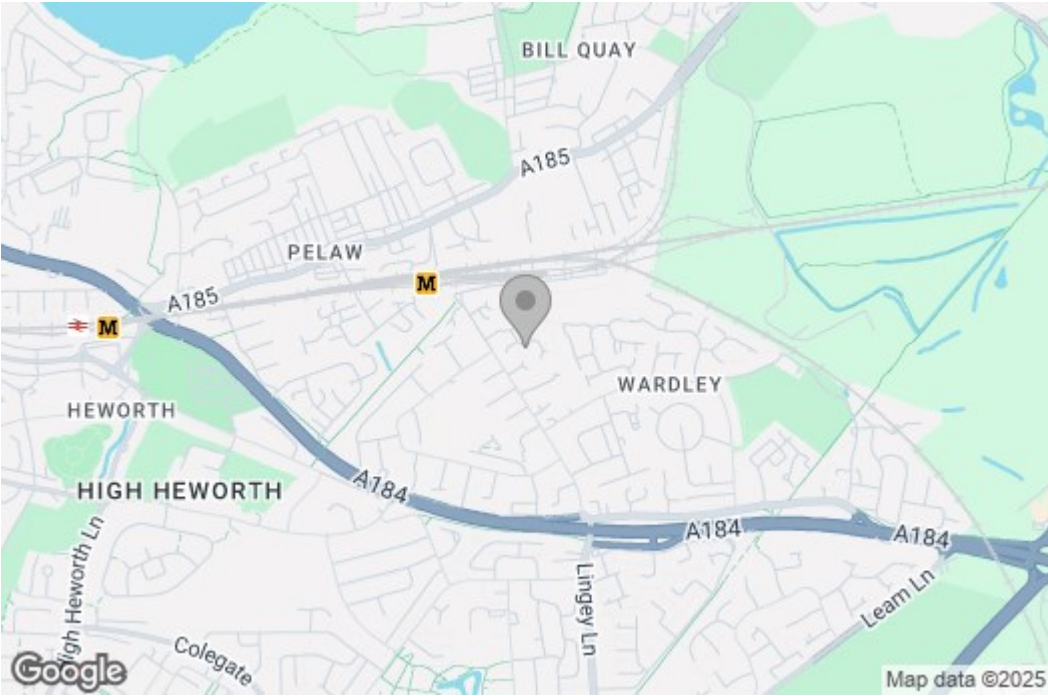
Upfront Costs:

1 Months rent upfront

1 Months rent bond to be held in secure bond scheme

Floor Plan

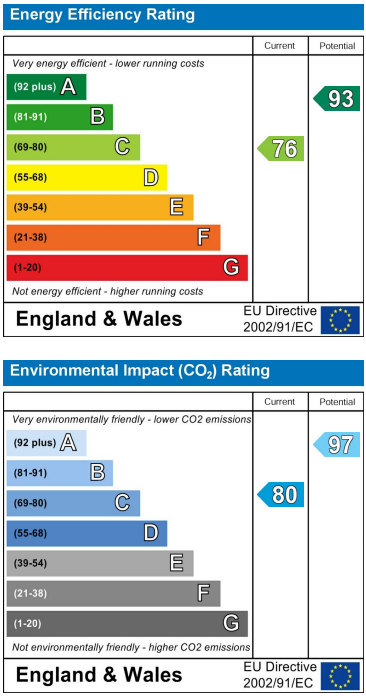
Area Map



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.

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Energy Efficiency Graph



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