



## 22 Evistones Road, Gateshead, NE9 5TY

£850 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished (with white goods) basis is this fantastic two bedroom upper flat ideally located on Evistones Road in Low Fell which has recently undergone re-decoration and new carpets. The accommodation comprises of; stairs leading to the first floor, lounge, stylish fitted kitchen, two bedrooms and a modern family bathroom. Externally to the rear there is a lawned garden with pleasant rear outlook and ample on-street parking. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. Early viewing is highly recommended to avoid disappointment.

### **Entrance Lobby**

Access to the home is via a double glazed door. A staircase leads to the first floor.

### **First floor Landing**

With internal doors opening into the lounge, kitchen, bathroom/wc.

### **Lounge**

Spacious lounge with a large bay window overlooking the front aspect, Adams style fireplace with a hearth/recess and a gas central heating radiator.

### **Kitchen**

Stylish kitchen fitted with a range of wall and base units, integrated appliances include a gas hob with an electric oven fitted below, freestanding fridge/freezer and washing machine. There is also a handy storage cupboard, a gas central heating radiator and a double glazed window overlooking the side aspect. A door opens into the rear lobby with access into the rear garden.

### **Bathroom/WC**

Modern family bathroom with a modern white suite which briefly comprises; low level WC, wash hand basin and a panelled bath with a shower over.

### **Bedroom One**

Spacious main bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

### **Bedroom Two**

Good sized second bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

### **External**

With a lawned garden located at 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

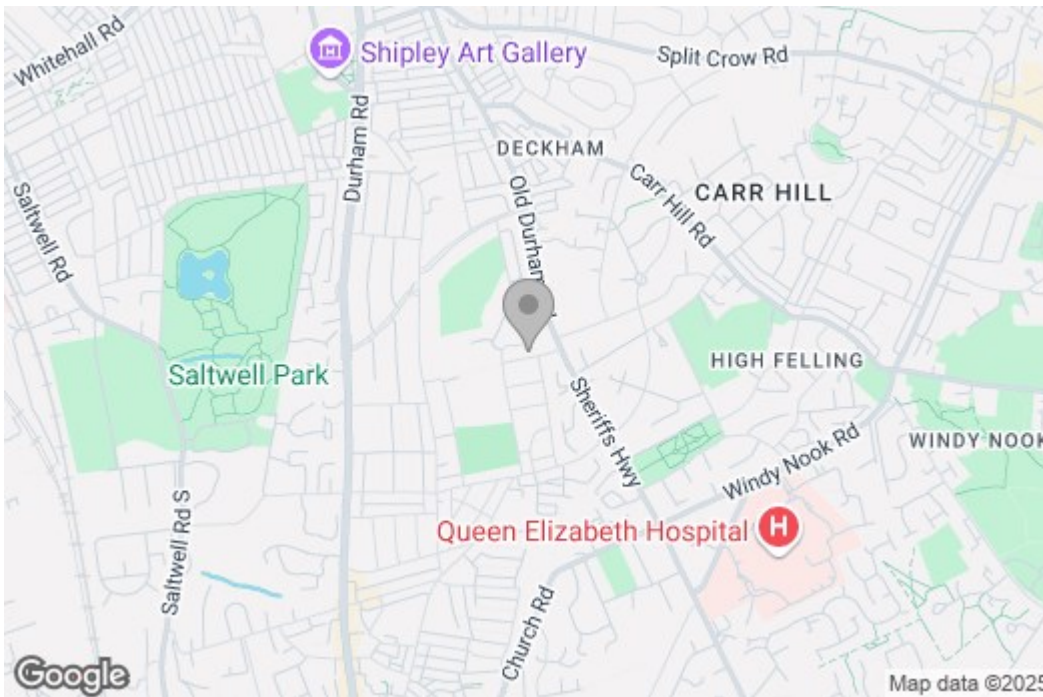
**Upfront Costs:**

1 Months rent upfront

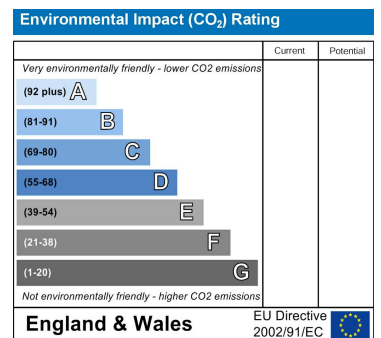
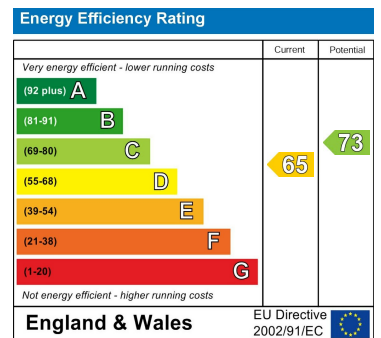
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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.