



62 Beacon Street, Gateshead, NE9 5XN

£850 Per Calendar Month

***** AVAILABLE FROM THE 26TH JANUARY 2024 ***** on an unfurnished basis is this immaculately presented, two bedroom upper flat on the highly popular Beacon Street in central Low Fell. The location of the property is ideal with access to local amenities, transport links to Newcastle City Centre and within close proximity of the QE Hospital. With the spacious kitchen/diner and extended bathroom, this property must be viewed to be appreciated! The accommodation briefly comprises of entrance doorway into hallway with stairs to the first floor, spacious lounge with feature fireplace, two bedrooms, kitchen with a range cooker and integrated fridge/freezer and washer/dryer and extended family bathroom. Externally there is a yard to the rear and on street parking to the front. the property also benefits from gas central heating and double glazing throughout.

Entrance Hallway

Lounge

Spacious lounge with UPVC bay window overlooking the front aspect, working period gas fire with working gas fire and gas central heating radiator.

Kitchen/Diner

Fantastic kitchen/dining area with a range of wall and base units, rustic range cooker, integrated appliances, UPVC window overlooking the rear aspect and gas central heating radiator.

Main Bedroom

Bright and airy main bedroom with decorative feature fireplace, UPVC window overlooking the rear aspect and gas central heating radiator.

Bedroom Two

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

Family Bathroom

Extended family bathroom with separate shower cubicle, low level WC, wash hand basin and bath with shower attachment. There is a frosted UPVC window for added privacy, gas central heating radiator and handy storage cupboard.

External Areas

Private rear yard and ample off-street parking.

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

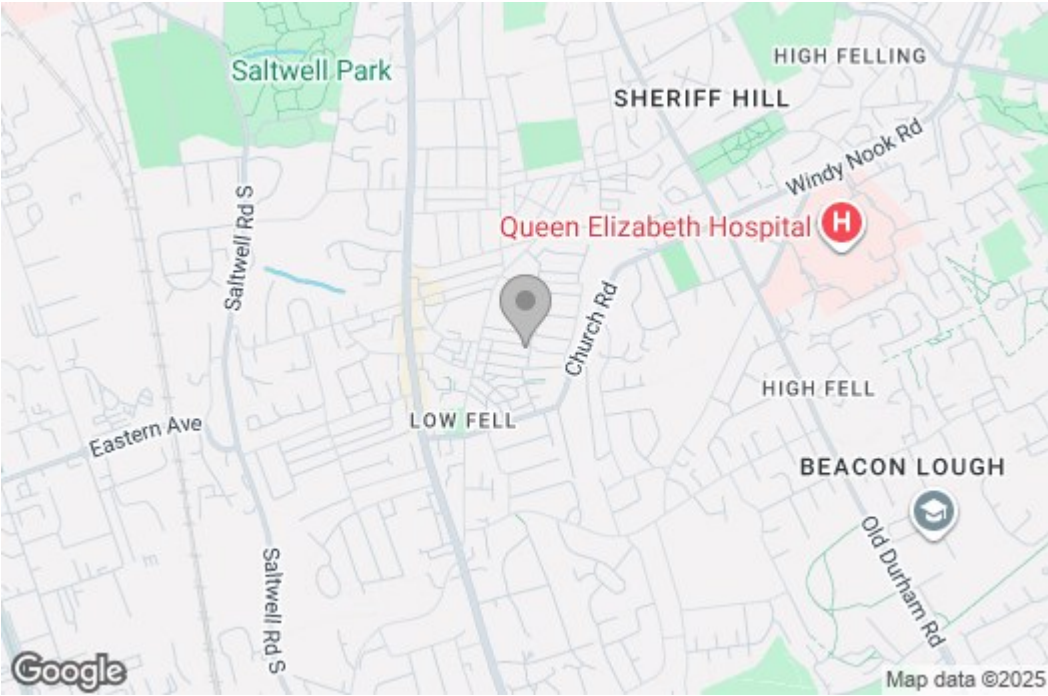
Upfront Costs:

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

