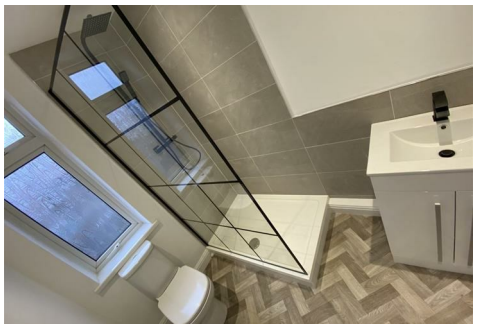
GORDON BROWN
SALES & LETTING









46 Salkeld Road, Gateshead, NE9 5UD

£795 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this immaculate, two bedroom, first floor flat on Salkeld Road, Low Fell. The accommodation briefly comprises of: entrance into hallway with stairs to the first floor, lounge with UPVC bay windows overlooking front aspect which provides plenty of natural light. The property has two good-sized double bedrooms, perfect for a small family or professionals sharing, The shower room features a white suite with a separate shower enclosure that has a modern rainfall attachment. The kitchen has a range of wall and base units, as well as an integrated oven, hob, and extractor and the property also comes with a utility area. The property benefits from gas central heating and UPVC windows throughout, ensuring a warm and comfortable living environment all year round. The modern decor throughout the property adds to the overall appeal of this lovely home. Located in the heart of Low Fell, the property is conveniently situated for local amenities and transport links, making it an ideal choice for those looking for a comfortable home in a convenient location and also has the added benefit of a driveway for off-street parking and a gravelled area. Early viewing in highly recommended to avoid disappointment.

Entrance Hallway
With stairs leading to the first floor

Lounge
Spacious and airy lounge with large UPVC bay window overlooking the front aspect, gas central heating radiator

Kitchen
Modern kitchen with a range of wall and base units, integrated oven, hon and extractor fan, UPVC window overlooking the rear aspect

Shower Room
Fitted with a separate shower enclosure with rainfall attachment, toilet, hand basin which is inset into a vanity unit and frosted UPVC window

Master Bedroom
Bright master bedroom with UPVC window overlooking the front aspect, gas central heating radiator

Bedroom Two
Double bedroom with UPVC window overlooking the rear aspect, gas central heating radiator

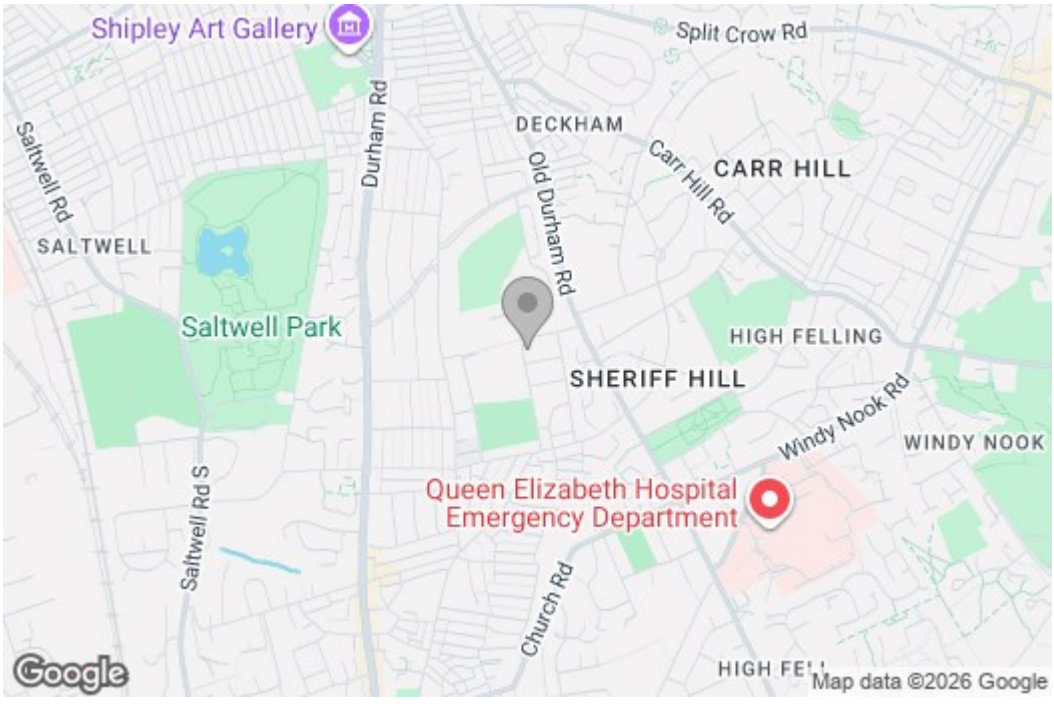
External Area
Large driveway for off-street parking and low maintenance gravelled area

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

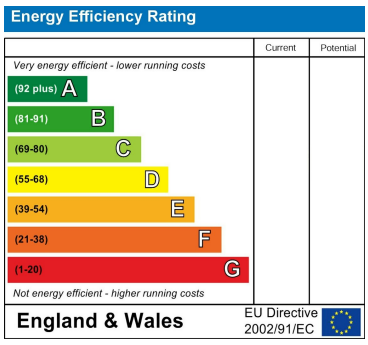
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

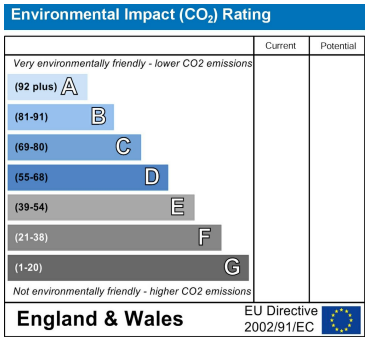
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

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