GORDON BROWN
SALES & LETTING









43 Hodkin Gardens, Gateshead, NE9 6RA

£795 Per Calendar Month

*** AVAILABLE FROM THE 12TH OCTOBER 2026 *** on an unfurnished basis is this three bedroom semi-detached house on Hodkin GardenS in the Sheriff Hill area of Gateshead. The accommodation briefly comprises of entrance leading into the hallway, lounge/diner and modern kitchen. To the first floor there are three bedrooms and a family bathroom. Externally, there are front and rear gardens and on street parking. The property also benefits from UPVC double glazing and gas central heating throughout. Early viewing of the property comes highly recommended to avoid disappointment.

Entrance Hallway
Access to the home is via a double glazed door, there is a radiator and a staircase leads to the first floor.

Lounge/Diner
A spacious dual aspect room which has radiators and double glazed windows which overlooks the front and rear aspects.

Kitchen
Fitted with a range of wall and base units with integrated oven, hob and extractor fan. There is a handy storage cupboard, a double glazed door and a window overlooking the rear aspect.

First Floor
With a landing which opens onto all bedrooms and the family bathroom.

Bedroom One
With double glazed windows overlooking the front aspect and gas central heating radiator.

Bedroom Two
With a radiator and a double glazed window overlooks the rear aspect with a lovely view.

Bedroom Three
Third bedroom with built in storage cupboard and UPVC window overlooking the front aspect.

Bathroom
Modern family bathroom with a white 3 piece suite with the sink being fitted into a handy vanity unit and a shower over the bath.

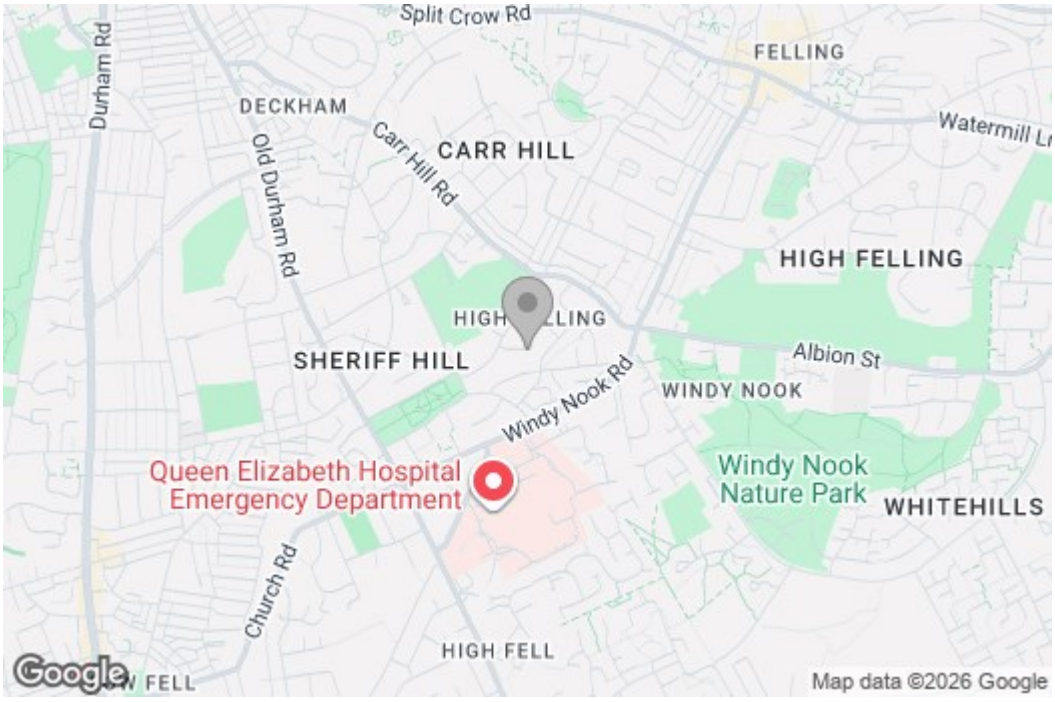
External Areas
At the front of the home there is small area which is laid to lawn and a driveway providing off-street parking. The rear garden has a small concrete are and is also laid to lawn.

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

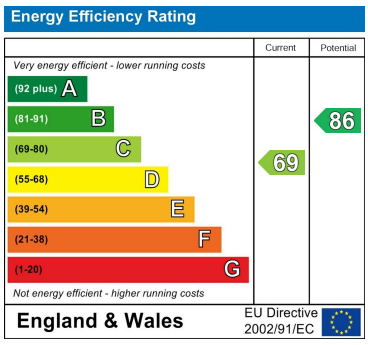
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

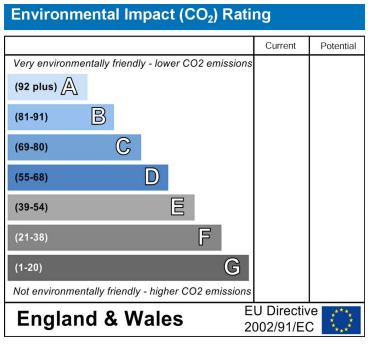
Floor Plan

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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