



15 Blake Avenue, Newcastle Upon Tyne, NE16 4BZ

£795 Per Calendar Month

*** AVAILABLE FROM THE 20TH DECEMBER 2024 *** on an unfurnished basis is this two-bedroom semi-detached property on Blake Avenue, Whickham. The property boasts a spacious lounge with UPVC windows overlooking front and rear aspects, providing plenty of natural light and a pleasant view. The dining kitchen is also generously sized and fitted with a range of wall and base units, as well as an integrated oven, hob, and extractor. The family bathroom features a modern white three-piece suite, and the shower over the bath has a modern rainfall attachment. The property has two good-sized bedrooms, perfect for a small family or professionals sharing. The private raised rear garden and side garden provide ample space for outdoor relaxation and entertainment. 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 Whickham, 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 off-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With doors leading to the lounge and dining/kitchen, stairs to the first floor.

Lounge

Spacious lounge with UPVC windows overlooking both the front and rear aspects, gas central heating radiator.

Dining Kitchen

Modern kitchen with a range of wall and base units, UPVC windows overlooking both the front and side aspects, UPVC door to the rear and gas central heating radiator.

Family Bathroom

Fully tiled family bathroom briefly comprising of low level WC, basin and bath with rainfall showerhead.

Master Bedroom

Airy master bedroom with UPVC window overlooking the rear aspect, gas central heating radiator.

Bedroom Two

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

Externals

To the rear external there is a raised patio area and to the side the area is 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 upfront

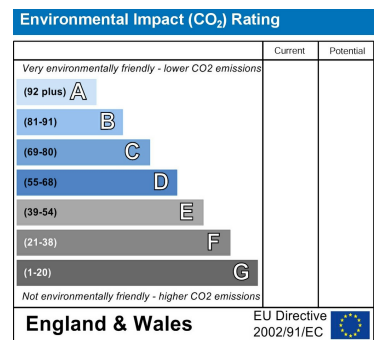
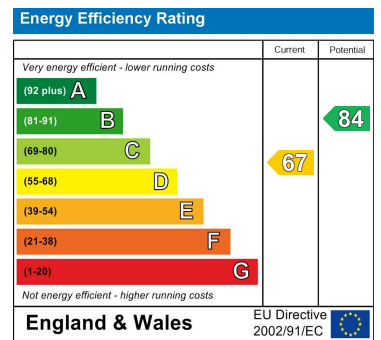
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.