



137 Inskip Terrace, Gateshead, NE8 4AJ

£895 Per Calendar Month

**** AVAILABLE IMMEDIATELY ***** is this fabulous end terraced property which is presented over three floors. The house has three double bedrooms and should appeal to a variety of applicants. The property has double glazing throughout and gas central heating is via radiators and a combi boiler. The accommodation briefly comprises; entrance hallway, lounge and a lovely breakfasting kitchen. The first floor accommodation has a landing which opens into two double bedrooms and a recently renovated shower room/wc. The second floor accommodation features another double bedroom with Velux window. An enclosed yard is located to the rear and there is ample off-street parking. Early viewing is recommended to avoid disappointment.

Entrance Hallway

Access to The home is via a double glazed door. There is a tiled floor, a radiator and internal doors opens into the lounge and the kitchen area.

Lounge

With a radiator and a double glazed window overlooks the front aspect. There is a fire fitted to the chimney breast and the ceiling is fitted with period coving and a ceiling rose.

Breakfasting Kitchen

The kitchen is fitted with an extensive range of floor and wall units with shaker style doors. Built in appliances includes a hob with an electric oven. An extractor fan is fitted above the hob. Integrated appliances include a fridge and freezer. There is tiled splash backs and a sink unit is fitted with a mixer tap and single drainer. The floor is tiled, there is a breakfasting bench and a double glazed window overlooks the side aspect. A door provides access into the rear yard.

First Floor

With a landing which has a double glazed window and a spindle staircase leads to the attic accommodation. There is laminate wood flooring.

Attic Master Bedroom

Radiator and a double glazed Velux window overlooks the front aspect. Laminate wood flooring.

Bedroom Two

With a radiator and a double glazed window overlooks the front aspect.

Bedroom Three

With a radiator and a double glazed window overlooks the side aspect.

Shower Room/WC

Renovated and updated in April 2023, the bathroom comprises of a low level wc, wash hand basin and a walk in shower unit with a rainfall and second attachments.

External

At the rear of the home there is an enclosed yard with a gate which leads to the side.

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

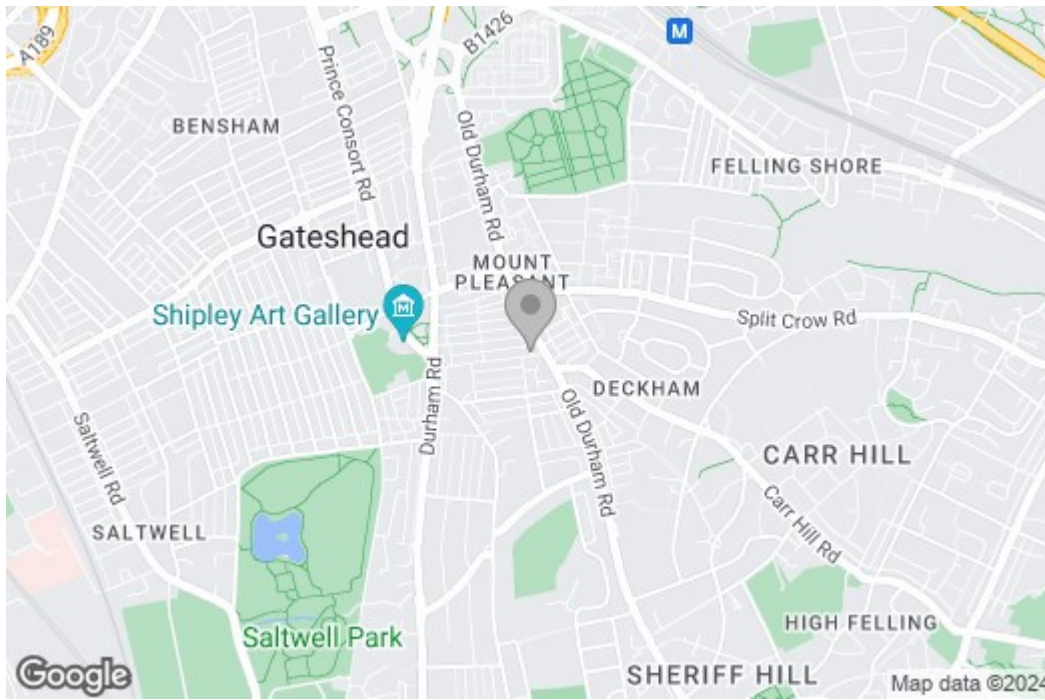
Upfront Costs:

1 Months rent upfront

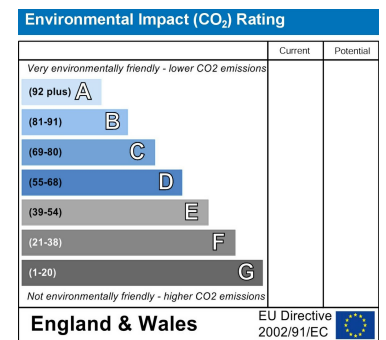
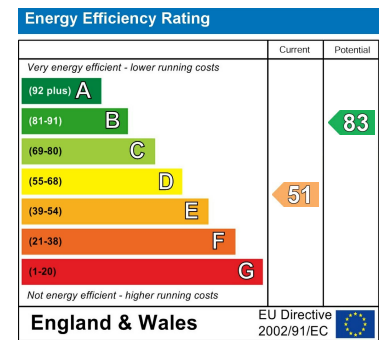
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.