



27 Celandine Way, Gateshead, NE10 8QP

£650 Per Calendar Month

***** AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS ***** is this recently re-decorated two bedroom semi detached family home on the every popular Celandine Way in Windy Nook. The property briefly comprises of entrance into porch, lounge with modern living flame effect fire, modern kitchen and utility room. To the first floor there are two bedrooms with the second bedroom having the added benefit of built in storage space and a family bathroom. Externally the property has an attached garage, large driveway and garden to the front. The property benefits from UPVC windows/doors and gas central heating throughout. There is a large private rear garden. Early viewing comes highly recommended to avoid disappointment.

Entrance Porch

Enclosed porch with UPVC window leading into the lounge

Lounge

Spacious lounge with UPVC bay window overlooking the front aspect, modern living flame effect fire, gas central heating radiator, stairs leading to the upper floor

Kitchen

Large kitchen with a range of modern wall and base units, integrated oven, hob and extractor fan, separate "breakfast bar", UPVC window to the rear garden, gas central heating radiator

Utility Room

Additional utility room leading from the kitchen which has plumbing for a washing machine, UPVC window to the rear garden, access to the attached garage

Family Bathroom

With 3 piece suite, shower over the bath, frosted UPVC window, gas central heating radiator

Master Bedroom

Spacious master bedroom with UPVC window overlooking the rear aspect, gas central heating

Bedroom Two

Second bedroom with built in storage cupboard, loft hatch access, UPVC overlooking the front aspect, gas central heating radiator

Rear Garden

Lawned and turfed, split level private rear garden

Garage

Attached garage with up and over door

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

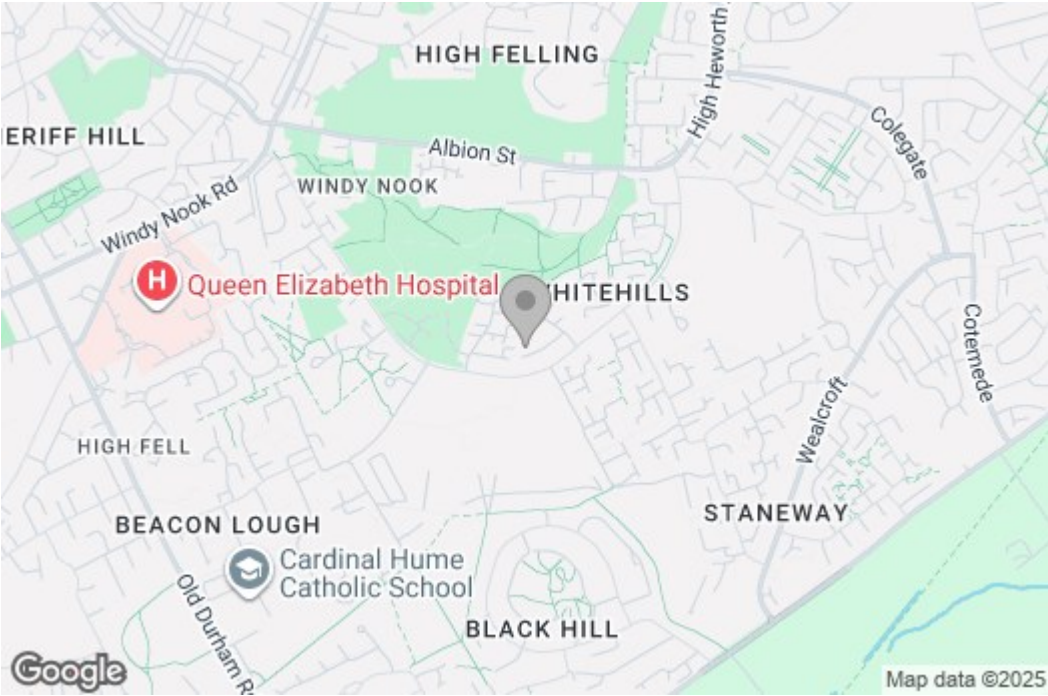
Upfront Costs:

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 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.

Energy Efficiency Graph

