



45 Queens Court, Gateshead, NE8 2TF

£625 Per Calendar Month

***** NEW TO THE MARKET ***** on an unfurnished basis is this well presented, three bedroom terraced property which is close to all local amenities and transport links and is an ideal family home. The property briefly comprises of an open plan kitchen/dining space with breakfast bar, a bright and airy lounge, separate downstairs WC, three well-sized bedrooms and a family bathroom. The property boasts a conservatory to the rear of the property, leading out into the enclosed garden with shed space, ideal for storage, and a driveway to the rear providing off-street parking. The property is available immediately and viewings are highly recommended to avoid disappointment.

Entrance Hallway

Enclosed hallway with UPVC door and door leading into the lounge, storage cupboard

Lounge

Spacious lounge with UPVC bay window overlooking the front aspect, gas central heating radiator

Kitchen/Diner

Large open plan kitchen/dining area with a range of wall and base units, UPVC window overlooking the rear aspect, sliding door leading into the conservatory, gas cooker and gas central heating radiator

Conservatory

Bright conservatory to the rear with UPVC windows and door leading to the rear

Downstairs WC

With freestanding toilet and basin

Family Bathroom

With fitted 3 piece suite and shower over bath

Master Bedroom

Large and airy master bedroom with fitted mirrored wardrobes, UPVC windows overlooking the front aspect, gas central heating radiator

Bedroom Two

With UPVC window and gas central heating radiator

Bedroom Three

With UPVC window and gas central heating radiator

Rear Garden

With a decked area, astro turf and storage shed

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

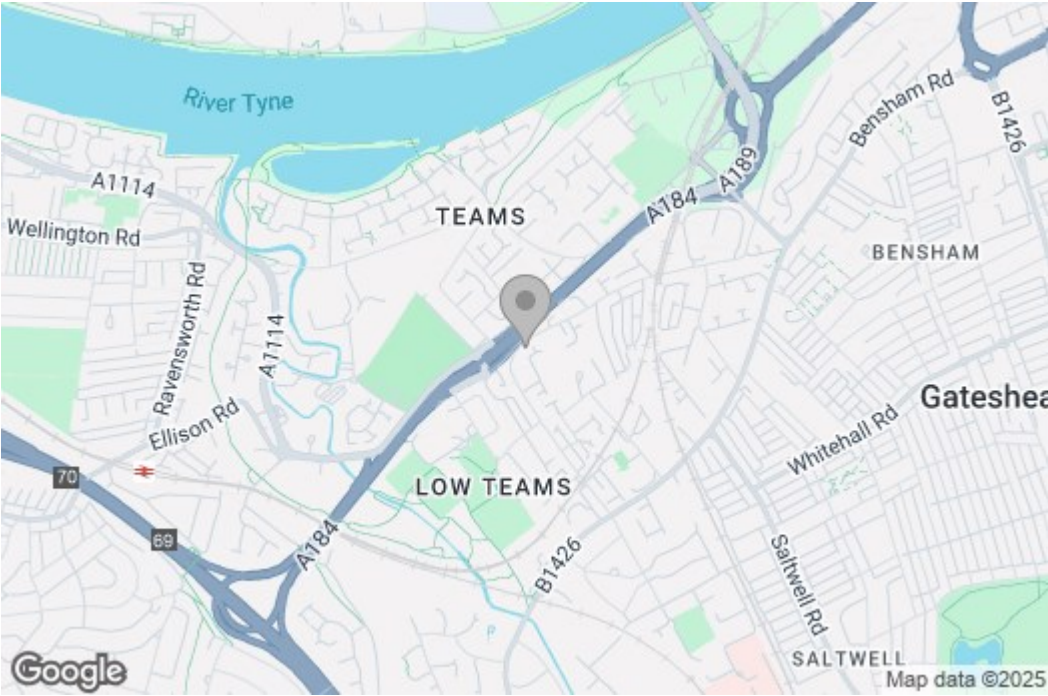
Upfront Costs:

1 Months rent upfront

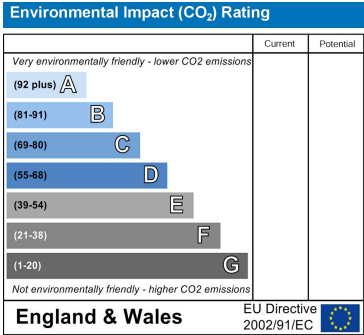
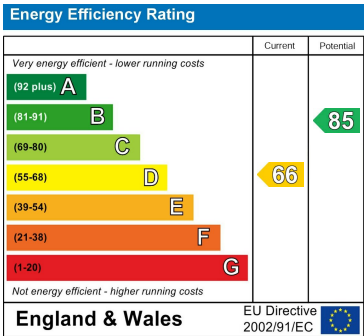
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.