



37 Wesley Street, Gateshead, NE9 5UX

£795 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this fantastic, three bedroom upper flat located in an extremely central location within Low Fell. The accommodation briefly comprises; entrance hallway with stairs to the the first floor, lounge with fully functional gas fire and modern kitchen. There are three bedrooms and a spacious family bathroom. Externally there is a large private rear yard which is perfect for those Summer evenings. The property benefits from double glazing installed to the windows and there is gas central heating via radiators. Early viewing is a must to avoid disappointment.

Entrance Hallway

With UPVC door and stairs leading to the first floor

Lounge

Bright and airy lounge with fully functional gas fire, gas central heating and UPVC window overlooking the rear aspect

Kitchen

Brand new kitchen with a range of modern wall and base units, integrated oven, hob and extractor fan, gas central heating radiator and UPVC window overlooking the rear aspect. There is also a UPVC door which leads to the private rear yard

Master Bedroom

Spacious master bedroom with gas central heating radiator and UPVC window overlooking the front aspect

Bedroom Two

Airy double bedroom with gas central heating radiator and UPVC window overlooking the front aspect

Bedroom Three

Smaller third bedroom with gas central heating radiator and UPVC window overlooking the rear aspect

Family Bathroom

Spacious family bathroom with fitted 3 piece suite and shower over the bath. Frosted UPVC window and gas central heating radiator

Private Rear Yard

Very large private rear yard

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

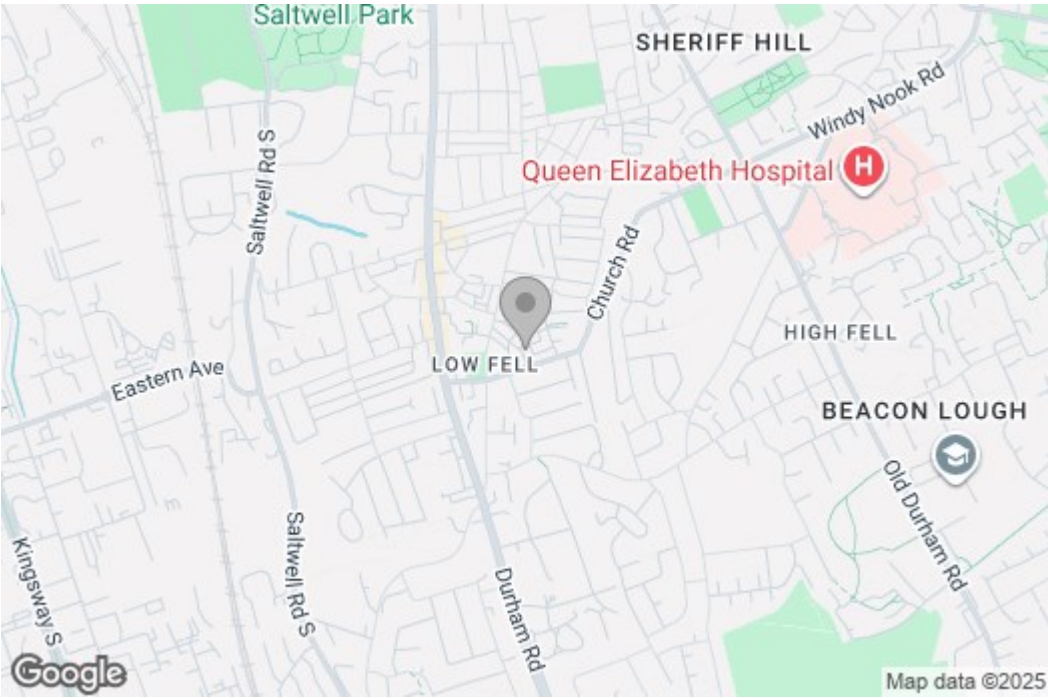
Upfront Costs:

1 Months rent upfront

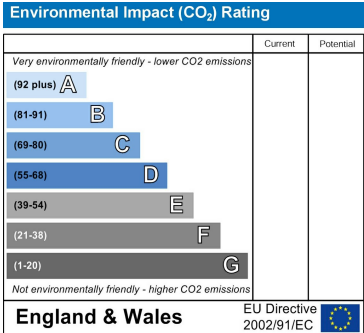
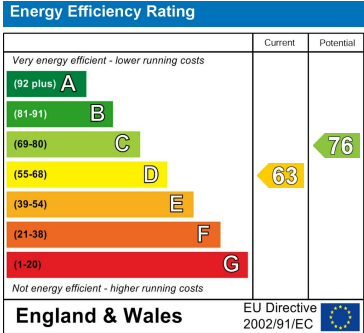
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.