



120 Brighton Road, Gateshead, NE8 4QA

£800 Per Calendar Month

*** AVAILABLE FROM THE 16TH MARCH 2026 *** is this three bedroom, deceptively spacious, mid-terraced property located in an ideal location being close to local amenities and transport links. Recently redecorated throughout with a brand new, modern kitchen installed, this property is an ideal family home and will appeal to a variety of applicants. Briefly comprising of entrance into hallway with stairs to the first floor, large open plan lounge/dining room, kitchen and bathroom. To the second floor there are three spacious bedrooms, the master benefitting from built in wardrobes. Externally, there is a private rear yard and on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor and door leading into the open plan lounge/dining room

Lounge

Recently re-decorated in neutral colour, gas central heating radiator, UPVC bay window overlooking the front aspect, electric living flame effect fire and surround

Dining Room

Large dining room which has been recently re-decorated, UPVC window overlooking the rear aspect, gas central heating radiator with door leading into the kitchen

Kitchen

Refurbished to a high standard featuring a range of modern wall and base units, integrated oven, hob and extractor fan, UPVC window overlooking the side aspect and door leading to the bathroom

Bathroom

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

Master Bedroom

Large bedroom with built in wardrobes, UPVC window overlooking the front aspect, gas central heating radiator

Bedroom Two

Large second bedroom with UPVC window overlooking the rear aspect, gas central heating radiator

Bedroom Three

Spacious third bedroom with UPVC window overlooking the side aspect, gas central heating radiator

Rear Yard

Private yard to the rear

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

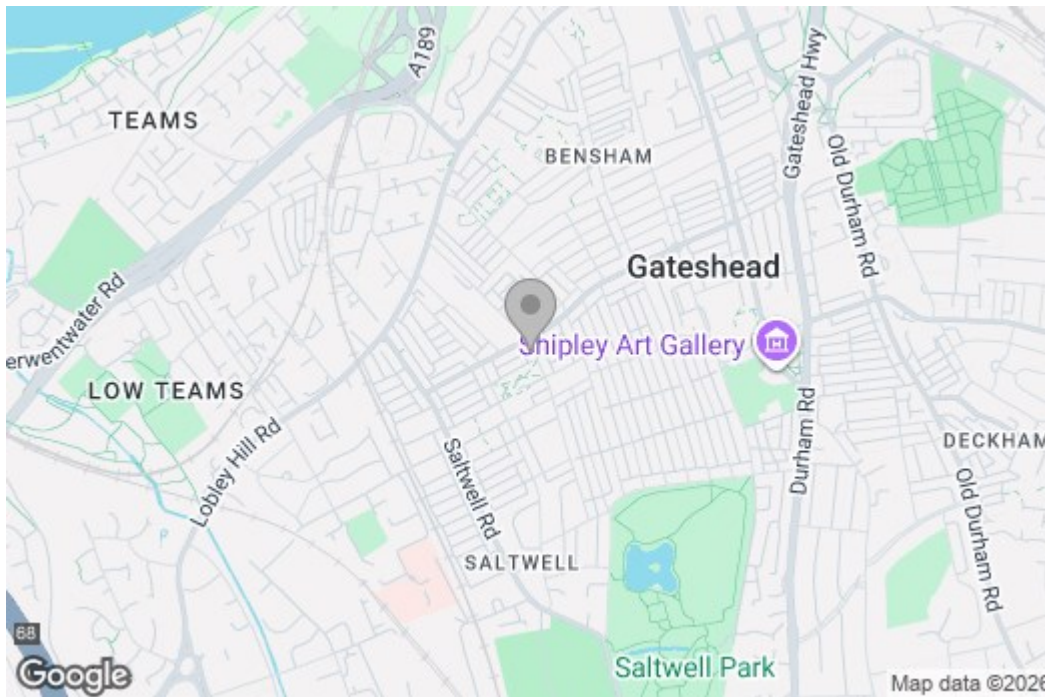
Upfront Costs:

1 Months rent upfront

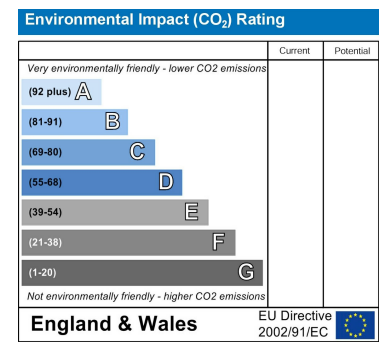
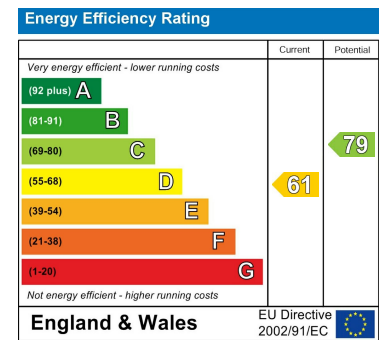
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.