



246 Rectory Road, Gateshead, NE8 4RP

£575 Per Calendar Month

***** NEW TO THE MARKET ***** and available immediately on an unfurnished basis is this lovely two bedroom ground floor flat in a much sought after location. The property has combi gas central heating with radiators and double glazing is installed to the windows. The accommodation briefly comprises; entrance hallway, lounge/dining area, rear hallway, kitchen and a bathroom/wc. Two bedrooms are located off the main entrance hallway. Externally to the rear, there is an enclosed private yard. Early viewing is highly recommended to avoid disappointment.

ENTRANCE HALLWAY



Access to the home is via a upvc double glazed door. there is a radiator and a storage cupboard. Internal doors opens into the lounge/dining area and both bedrooms.

LOUNGE

14'6" x 14'4" (4.42 x 4.39)



With a radiator and a double glazed window which overlooks the rear elevation. An Adams style fireplace is fitted with a hearth and recess. . An internal door opens into the rear hallway.

REAR HALLWAY

With internal doors which open into the kitchen and bathroom/wc.

KITCHEN

10'1" x 9'0" (3.09 x 2.76)



The kitchen is fitted with a range of wall and base units with a sink unit which is fitted with a mixer tap. Built in appliances include an electric oven fitted with a grill above and a ceramic hob. A double glazed window overlooks the rear elevation. The splash backs are tiled and an external door opens out into the rear yard. Wall mounted combi boiler. .

BATHROOM/WC

9'0" x 6'9" (2.75 x 2.06)



With a three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower above. The walls are tiled, there is a radiator and a double glazed window.

BEDROOM ONE

14'6" x 17'3" (4.42 x 5.26)



Coving is fitted to the ceiling, a radiator and a double glazed bay window which overlooks the front elevation.

BEDROOM TWO

7'0" x 11'3" (2.14 x 3.43)



With a radiator and a double glazed window which overlooks the rear elevation.

EXTERNAL



At the rear of the home, there is an enclosed yard which is Westerly facing and has a gate which opens into the rear Lane.

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

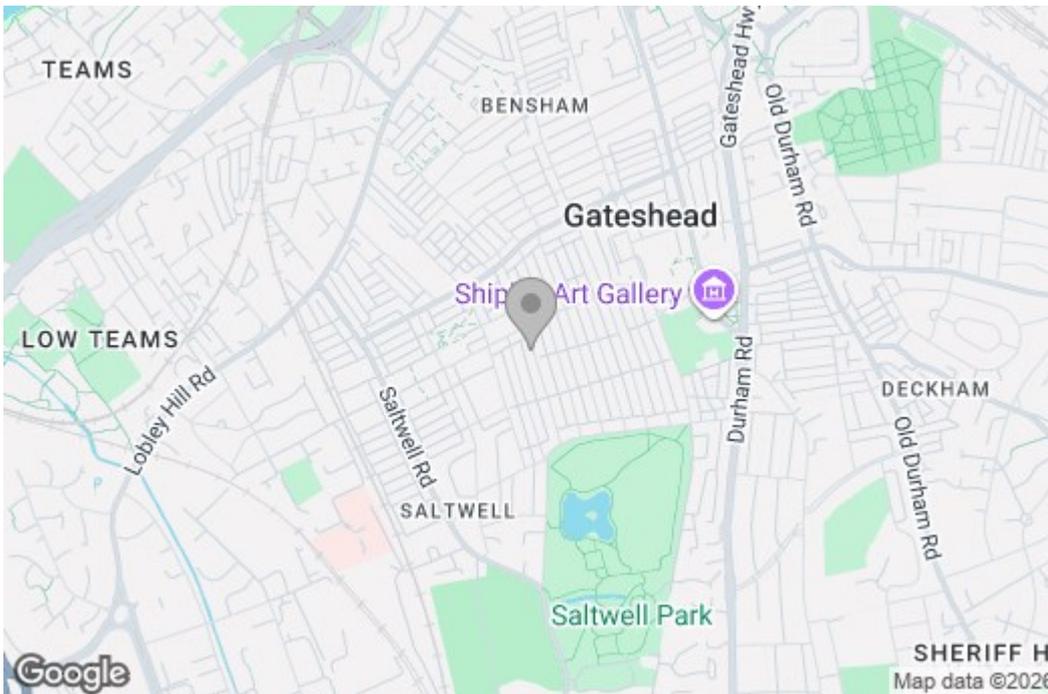
Floor Plan

GROUND FLOOR

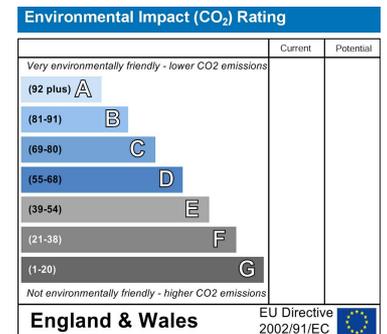
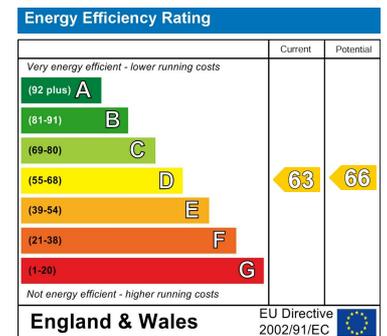


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021

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.