



## 19 Stanley Gardens, Gateshead, NE9 7EN

£850 Per Calendar Month

**\*\*\* AVAILABLE FROM THE 12TH DECEMBER 2025 \*\*\*** on an unfurnished basis is this immaculately presented, recently redecorated, two bedroom, semi detached family home. Situated on the popular

Stanley Gardens, the property is convenient for access to the Gateshead QE Hospital and the A1 motorway. The accommodation briefly comprises of entrance hallway, stairs to the first floor, large and airy lounge/dining room, modern kitchen, two spacious bedrooms and family bathroom. Externally, there is a driveway to the front being large enough to house two vehicles and a large private garden to the rear.

We expect demand to be extremely high and would therefore suggest early viewing to avoid disappointment.

### **Entrance Hallway**

Bright and airy entrance hallway accessed by way of UPVC door, doors leading to both the lounge and kitchen, stairs leading to the first floor

### **Lounge /Dining Room**

Spacious lounge/dining room with UPVC windows overlooking both the front and rear aspect, gas central heating radiators and decorative ceiling roses

### **Kitchen**

Modern kitchen with a range of wall and base units, brand new oven, hob and extractor fan, UPVC door leading to the rear garden, UPVC window overlooking the rear garden

### **Family Bathroom**

Modern family bathroom with white "3 piece suite", bath over the shower and separate shower attachment to the bath taps, heated towel rail

### **Master Bedroom**

Fantastically spacious master bedroom with two UPVC windows overlooking the front aspect, gas central heating radiator, cupboard housing the boiler

### **Bedroom Two**

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

### **Front External**

Large paved driveway which can accommodate two cars

### **Rear External**

Split level garden with paved area and also laid to lawn, wooden timber shed for storage, outside tap and electrical socket

### **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:

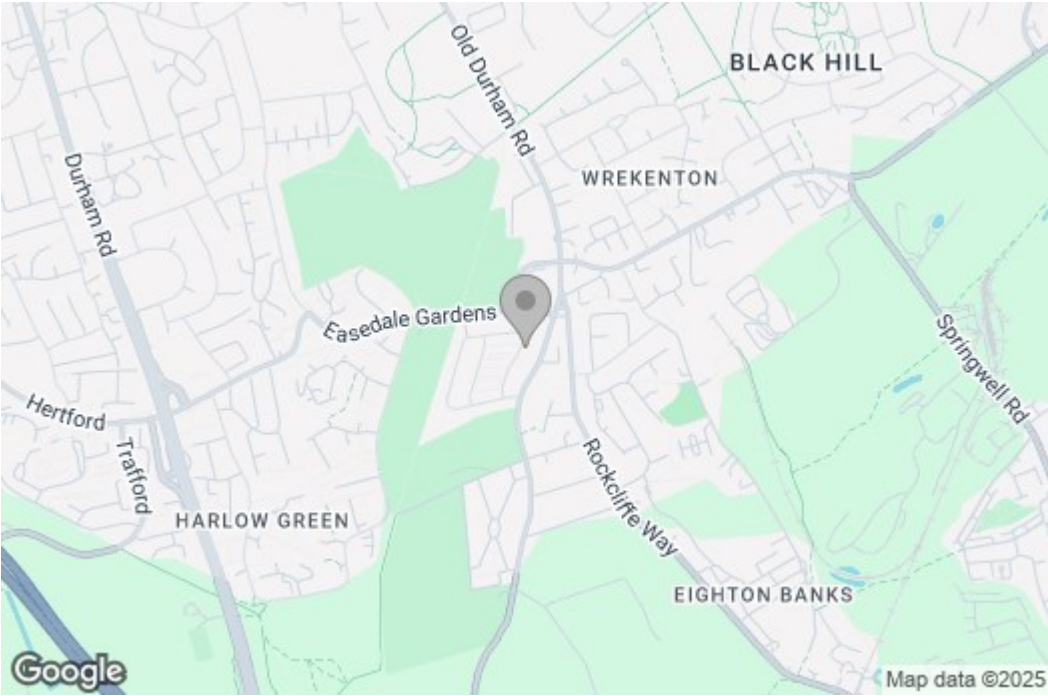
1 Months rent upfront

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



Floor Plan

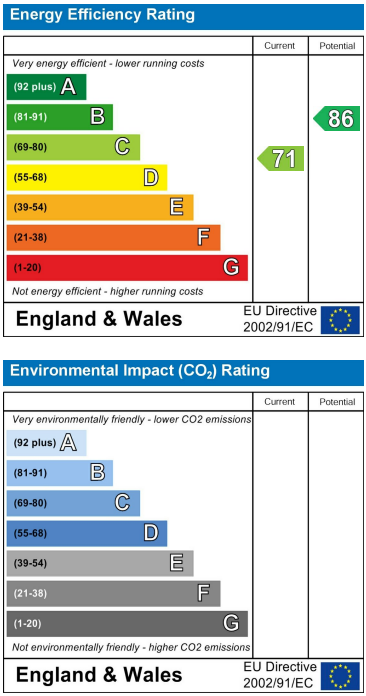
Area Map



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.

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Energy Efficiency Graph



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