



111 Rodsley Avenue, Gateshead, NE8 4LA

£625 Per Calendar Month

***** AVAILABLE FROM THE 6TH NOVEMBER 2023***** on an unfurnished basis is the spacious, three bedroom upper flat situated on Rodsley Avenue within this popular area of Gateshead. The property is warmed via gas central heating and has the benefit of UPVC double glazing.

The accommodation comprises: entrance hallway, stairs leading to the first floor, master bedroom, two bedrooms, lounge, kitchen and family bathroom. There is a private yard to the rear. Viewings are highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor

Lounge

Spacious lounge with UPVC window overlooking the rear aspect, gas central heating radiator, built in storage cupboards, door leading to the third bedroom

Kitchen

With a range of wall/base units, integrated oven, hob and extractor fan, free standing fridge/freezer and free standing washing machine, access to the rear staircase, UPVC window overlooking the rear aspect

Master Bedroom

Large and airy master bedroom with UPVC window overlooking the front aspect, gas central heating radiator

Bedroom Two

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

Bedroom Three

Smallest of the three bedroom with UPVC window overlooking the front aspect, gas central heating radiator

Family Bathroom

With 3 piece suite, shower over the bath, UPVC window overlooking the rear aspect

Rear Stairs

Access from the kitchen leading to the external rear door

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

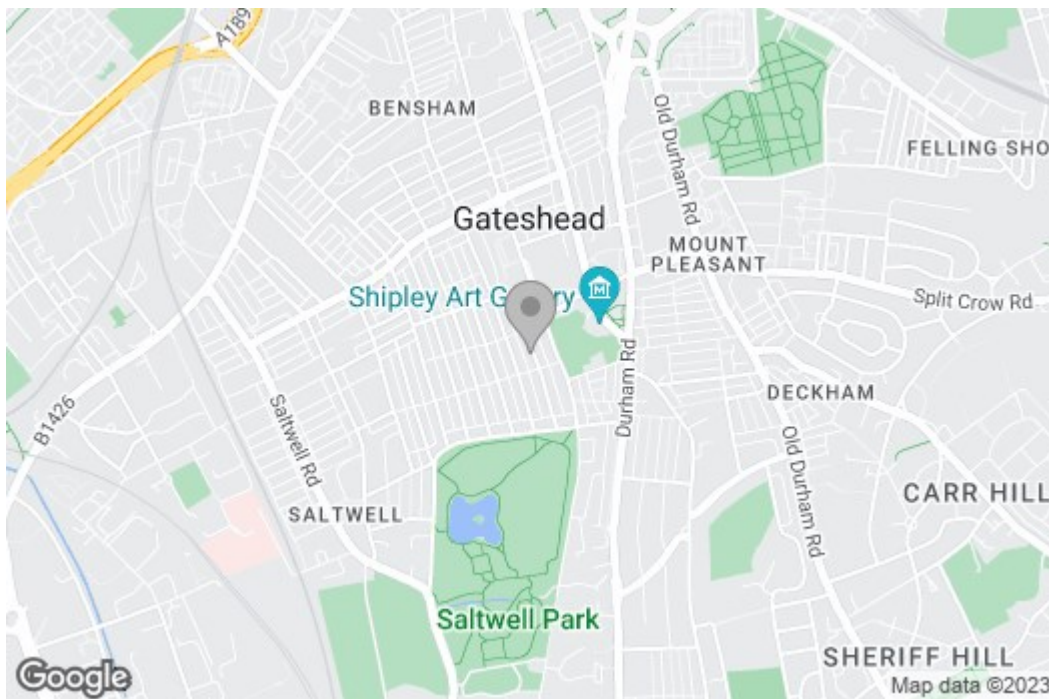
Upfront Costs:

1 Months rent upfront

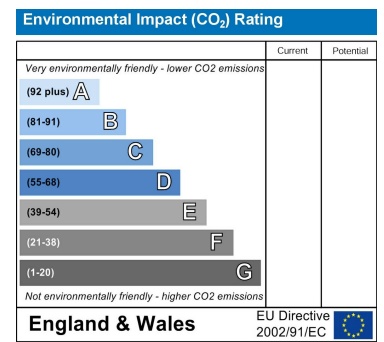
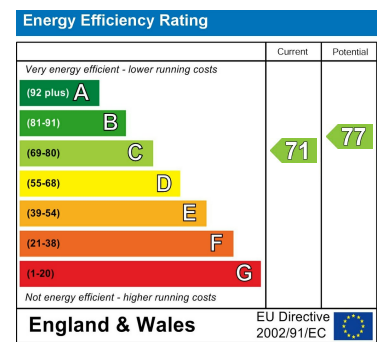
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.