



## 71 Staneway, Gateshead, NE10 8LS

£725 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this ideally located, two bedroom semi-detached house on the ever popular Staneway. The accommodation briefly comprises; entrance hallway, dual aspect lounge and a kitchen. Upstairs there are two double bedrooms and a family bathroom/wc with shower over the bath. Externally there are gardens to the front and rear and off street parking. The property also benefits from double glazing and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

### **Entrance Hallway**

With access doors to the lounge and kitchen, stairs to the first floor.

### **Lounge/Dining Room**

Large lounge/dining room with dual UPVC windows overlooking the front and rear aspects, gas central heating radiators.

### **Kitchen**

Spacious kitchen with a range of wall and base units, UPVC door leading the side and UPVC window overlooking the rear garden.

### **Main Bedroom**

Bright and airy main bedroom with the benefit of free-standing wardrobes, handy storage cupboards, UPVC windows overlooking the front aspect and gas central heating radiator.

### **Bedroom Two**

Good sized second bedroom with UPVC window overlooking the rear aspect and gas central heating radiator.

### **Family Bathroom**

Family bathroom with modern 3 piece suite and shower over the bath.

### **External Areas**

There is lawned area to the front and private rear garden.

### **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

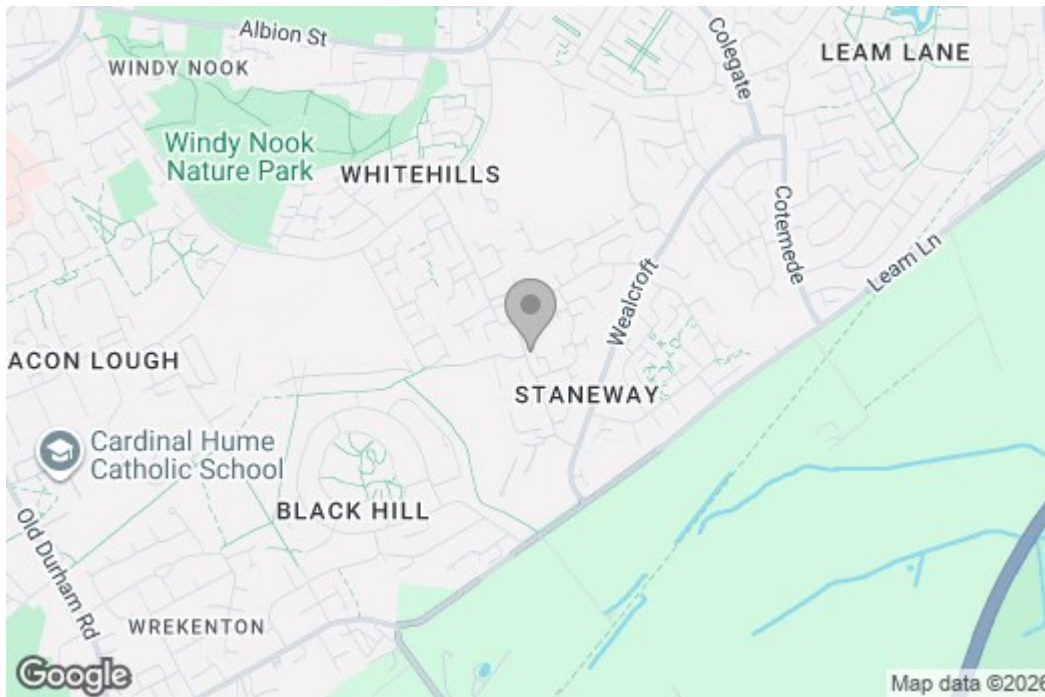
**Upfront Costs:**

1 Months rent upfront

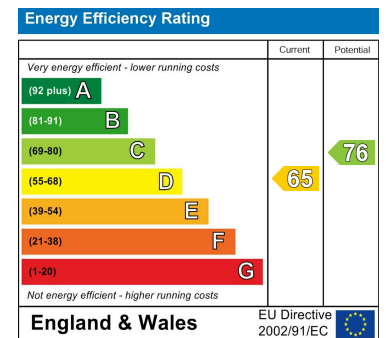
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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 a representation or warranty in respect of the property.