



## 17 Thornlea Gardens, Gateshead, NE9 5HJ

£1,195 Per Calendar Month

**\*\*\* RARE TO THE MARKET \*\*\*** is this absolutely beautiful semi detached house situated on Thornlea Gardens within this sought after area of Low Fell. The property is warmed via gas central heating and has the benefit of uPVC double glazing, solar panels and a security alarm system. The accommodation comprises entrance hallway, lounge room with a living flame effect fire and double doors opening into the dining room with a living flame effect gas fire, French doors opening onto the rear garden and open access into the kitchen and ground floor w/c. The first floor landing provides access into the master bedroom with built in wardrobes, two further bedrooms and the family bathroom. There is a fourth bedroom with en-suite to the second floor. Externally there is a low maintenance to the front aspect and a private rear garden which is perfect for those Summer evenings. Available immediately, early viewings are highly recommended to avoid disappointment.

### Entrance Hallway

A uPVC front entrance door provides access into the hallway which has a single radiator, window overlooking the side aspect and a staircase leading to the first floor landing.

### Lounge

Coving to the ceiling, living flame effect fire with a feature surround and hearth, single radiator, walk in bay window with plantation blinds overlooking the front aspect, and double doors opening into the dining room.

### Dining Room

Living flame effect gas fire with feature surround and hearth, single radiator, built in under stair storage cupboard, built in cupboard, French doors opening onto the rear garden, open access into the kitchen and access into the ground floor w/c.

### Ground Floor WC

Low level w/c, floating hand wash basin with tiled splash back, tile effect laminate flooring and integrated spotlights.

### Kitchen

Base and eye level units with contrasting work surfaces, integrated oven, housing for an eye level microwave, one and a half bowl stainless steel sink, under bench housing for a washing machine, ceramic hob and chimney style cooker hood, partial tiling to the walls, tiled effect laminate flooring, window overlooking the rear garden and a uPVC exit door opening onto the patio.

### First Floor

Landing with window overlooking the side elevation and a staircase leading to the second floor.

### Family Bathroom

P-shaped bath with hand held shower and rainfall shower, vanity hand wash basin, low level w/c, partial tiling to the walls, laminate flooring, single radiator, spotlights, towel warmer, window overlooking the rear elevation.

### Master Bedroom

With built in wardrobes to one wall, single radiator, window overlooking the rear elevation.

### Bedroom Two

Built in sliding door wardrobes to one wall, single radiator, window overlooking the front elevation.

### Bedroom Three

Single radiator, window overlooking the front elevation.

### Second Floor

Landing with a window overlooking the side elevation.

### Bedroom Four

Recesses for storage, Velux window, access into the en-suite shower room.

### En-suite Shower Room

Glazed shower cubicle, low level w/c, pedestal hand wash basin, tiling to the walls and floor, window overlooking the rear elevation.

### Externals



There is a low maintenance garden and gated driveway to the front and a low maintenance rear garden with various decked sun terraces and paved patios.

### 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

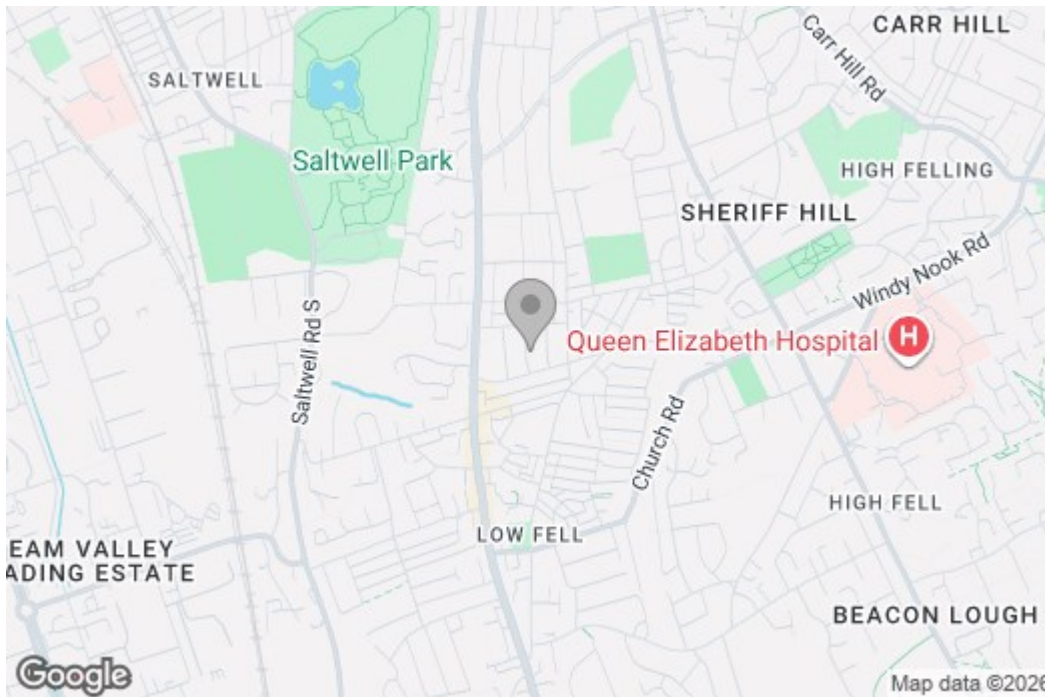
**Upfront Costs:**

1 Months rent upfront

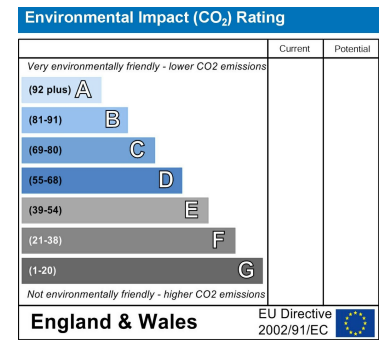
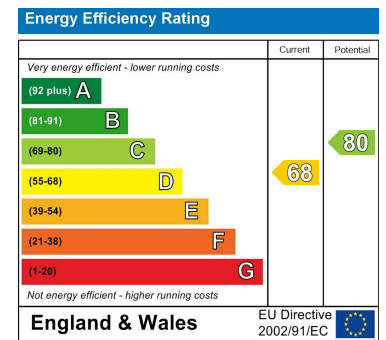
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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.