



## 14 Penrith Gardens, Gateshead, NE9 6YN

£775

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on a furnished basis is this two bedroom semi-detached property which will appeal to a variety of applicants. The accommodation briefly comprises of entrance into hallway with stairs leading to the first floor, kitchen with integrated dishwasher and a spacious lounge. To the first floor you will find a bathroom with separate WC and two double bedrooms. Externally there is a driveway to the front of the property offering ample off-street parking. To the rear of the property there is a garden which is laid to lawn with a patio area which is perfect for those Summer evenings and storage sheds.

Early viewing of this property comes highly recommended to avoid disappointment.

## **Entrance Hallway**

With access doors to the lounge and kitchen, stairs leading to the first floor and handy storage cupboards.

## **Lounge**

Spacious lounge with UPVC windows overlooking the front and rear aspects, large wall mounted gas central heating radiator and feature fire with marble hearth.

## **Kitchen**

Fitted with a range of wall and base units, integrated hob, oven and extractor fan, integrated fridge/freezer, a free standing washing machine and integrated dishwasher. UPVC window and door leading to the rear garden.

## **Bathroom**

Comprising of "P" shaped bath with rainfall shower over the bath, basin, UPVC frosted window and gas central heating radiator.

## **Separate WC**

With UPVC frosted glass window.

## **Master Bedroom**

Spacious master bedroom with large mirrored wardrobes and other bedroom furniture, UPVC window overlooking the front aspect and gas central heating radiator.

## **Bedroom 2**

Fabulous second bedroom with a range of colourful units and storage, UPVC window overlooking the rear aspect and gas central heating radiator.

## **Rear Garden**

Private rear garden with a fenced surround, laid to lawn with a patio area and storage shed.

## **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

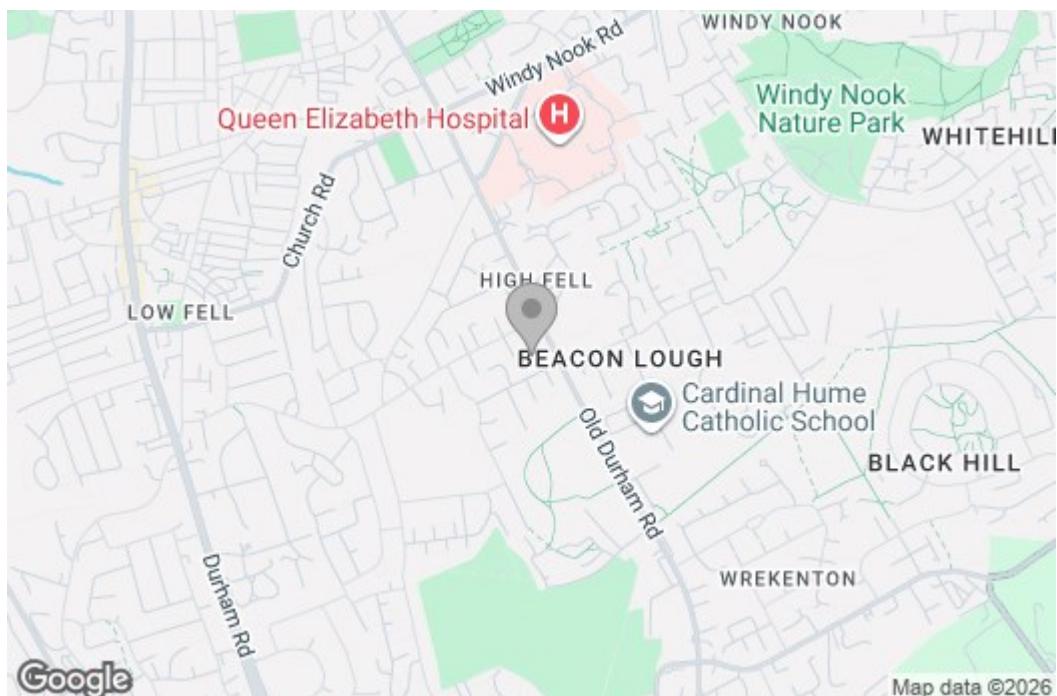
### **Upfront Costs:**

**1 Months rent upfront**

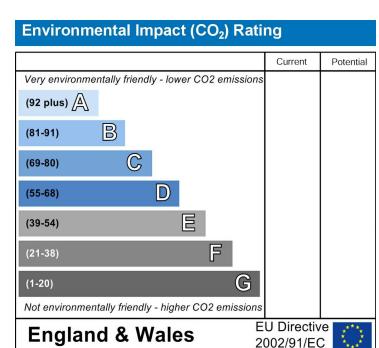
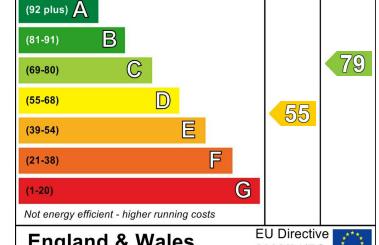
**1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme**

## 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 firms employment has the authority to make or give an representation or warranty in respect of the property.