GORDON BROWN
SALES & LETTING









5 Spring Street, Gateshead, NE8 2DG

£850 Per Calendar Month

AVAILABLE FROM THE 01st AUGUST 2023 on a part-furnished basis is this this two-bedroom terraced property on Spring Street in the popular area of the Staithes, Gateshead. The property boasts a spacious open plan lounge/kitchen area, the lounge features double glazed UPVC patio doors which overlook the rear aspect of a low maintenance, east facing yard which leads out onto lovely communal gardens where the neighbours get together for events and BBQ's. The kitchen features a range of wall and base units, integrated oven, hob, washing machine and dishwasher. Downstairs WC and stairs leading to the first floor. The family bathroom features a modern white three-piece suite with the shower over the bath. The property has two good-sized bedrooms, perfect for a small family or couple. The property benefits from gas central heating and UPVC windows throughout, ensuring a warm and comfortable living environment all year round. The modern décor throughout the property adds to the overall appeal of this lovely home. The property has an added benefit of allocated parking. Early viewing in highly recommended to avoid disappointment.

Entrance Hallway
With doors leading to the downstairs WC and open plan lounge/kitchen, stairs to the first floor.

Downstairs WC
Low level w/c, pedestal hand wash basin, single radiator, UPVC double glazed window.

Open Plan Living Room/Kitchen
Spacious lounge and kitchen area with UPVC patio doors leading to the rear aspect and UPVC windows overlooking the front aspect, gas central heating radiator. Modern kitchen with a range of wall and base units, integrated oven, hob, washing machine and dishwasher.

Family Bathroom
Part tiled family bathroom briefly comprising of low level WC, basin and bath with shower over the bath.

Master Bedroom
Light and airy master bedroom with UPVC window overlooking the front aspect, gas central heating radiator.

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

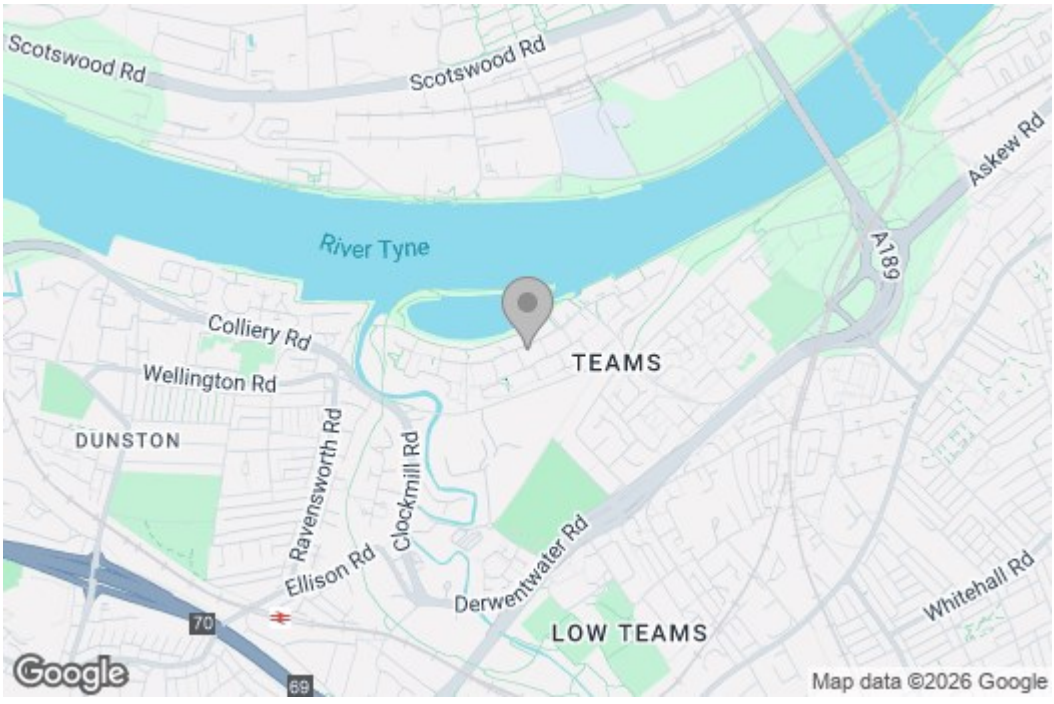
Externals
To the rear external there is a low maintenance yard with access into the shared courtyard where the neighbours get together for events and BBQ's.

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

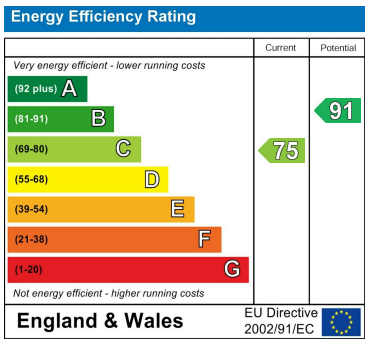
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

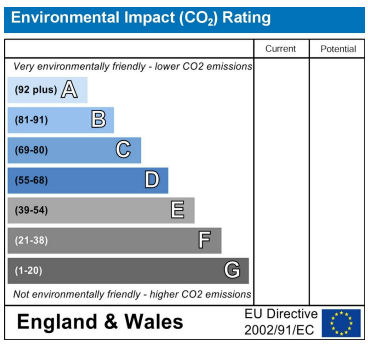
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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.

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