



32 Asher Street, Gateshead, NE10 0AY

£650 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** is this recently refurbished two bedroom, upper flat situated on Asher Street within this popular area of Gateshead. The property is ideally located with easy access to Metro stations, bus routes and local amenities. Briefly comprising of: entrance hallway with stairs leading to the first floor, lounge, modern kitchen, two good sized bedrooms and a large family and family bathroom. There is a private yard to the rear and ample on-street parking. The property is warmed via gas central heating and has the benefit of uPVC double glazing throughout. Viewings are highly recommended to avoid disappointment.

Entrance Hallway

Accessed through UPVC door with stairs leading to the first floor

Landing

With access doors to the lounge, both bedrooms, storage cupboard and the family bathroom.

Lounge

Spacious lounge with UPVC window overlooking the rear aspect, gas central heating radiator and access into the kitchen.

Kitchen

Modern kitchen fitted with a range of wall and base units, integrated oven, hob and extractor fan. UPVC window overlooking the rear aspect, gas central heating and access door to the rear yard.

Family Bathroom

Large family bathroom fitted with a low level WC, wash hand basin and a bath with shower over. There is a frosted UPVC window for privacy and gas central heating radiator.

Main Bedroom

Bright and airy main bedroom with UPVC windows overlooking the front aspect which allows a lot of natural light and gas central heating radiator.

Bedroom Two

Smaller of the two bedrooms with UPVC window overlooking the front aspect and gas central heating radiator.

Private Rear Yard

Access via the kitchen with access to the lane.

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

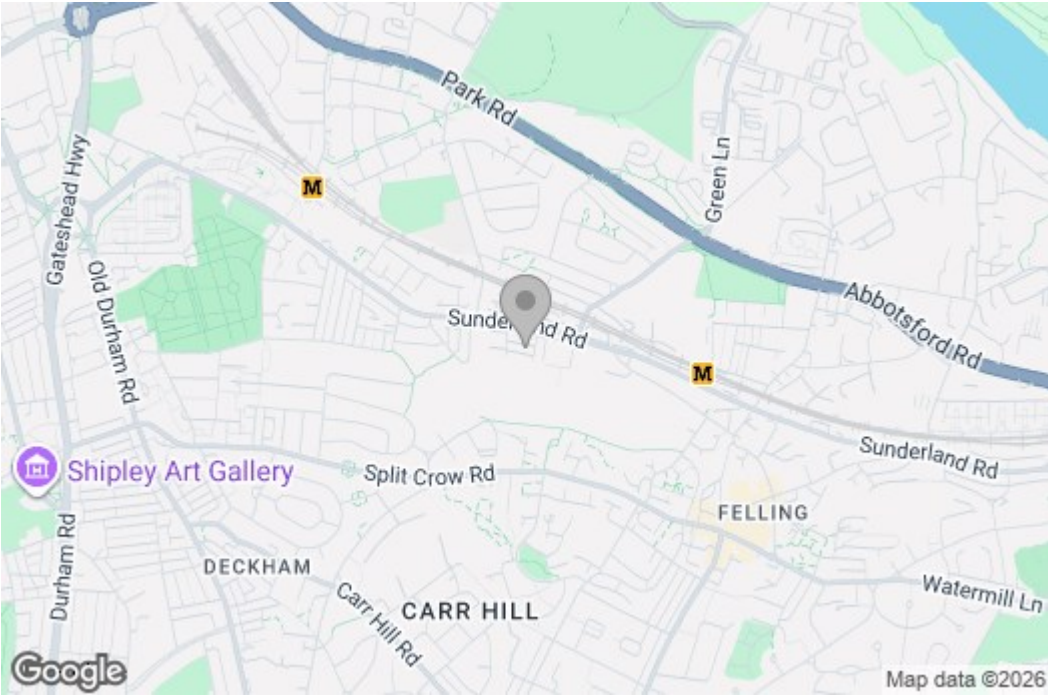
Upfront Costs:

1 Months rent upfront

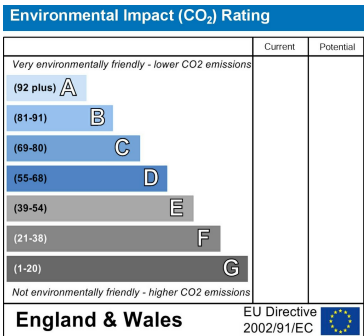
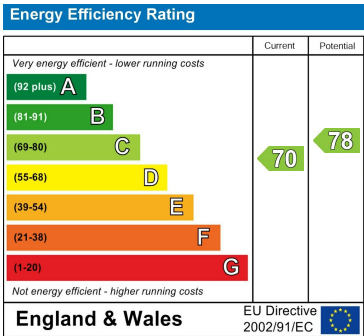
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.