



## 53 Southend Road, Gateshead, NE9 6XR

£795 Per Calendar Month

**\*\*\* AVAILABLE FROM THE 12TH DECEMBER 2025 \*\*\*** on an unfurnished basis is this immaculate two bedroom ground floor flat. The property is in an ideal location being in close proximity to local amenities, transport and the Queen Elizabeth Hospital. The accommodation briefly comprises of entrance hallway, two spacious bedrooms, airy lounge with bay window overlooking the front aspect, kitchen with a range of modern wall and base units and a family bathroom with separate shower cubicle. The property also benefits from Gas Central Heating and UPVC doors/windows throughout. Externally there is a large, private rear yard which is perfect for those Summer evenings and a low maintenance front external. Early viewing is highly recommended to avoid missing out on what will be a sought after property.

### **Entrance Hallway**

Hallway with doors leading to the lounge, both bedrooms, kitchen and bathroom. There is also a handy storage cupboard.

### **Lounge**

Bright and airy lounge with UPVC bay window overlooking the front aspect, feature fireplace and a gas central heating radiator.

### **Kitchen**

Range of modern wall and base units, integrated oven, hob and extractor fan. There is a UPVC door leading to the rear external, UPVC window overlooking the rear aspect and gas central heating radiator.

### **Bathroom**

Fully tiled, modern bathroom with white low level WC, basin and bath. There is a separate shower cubicle, gas central heating radiator and frosted glass UPVC window.

### **Main Bedroom**

Spacious master bedroom with UPVC window overlooking the rear aspect and gas central heating radiator.

### **Bedroom Two**

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

### **External Areas**

To the front there is a low maintenance area with stone chippings, the rear external is paved and private.

### **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

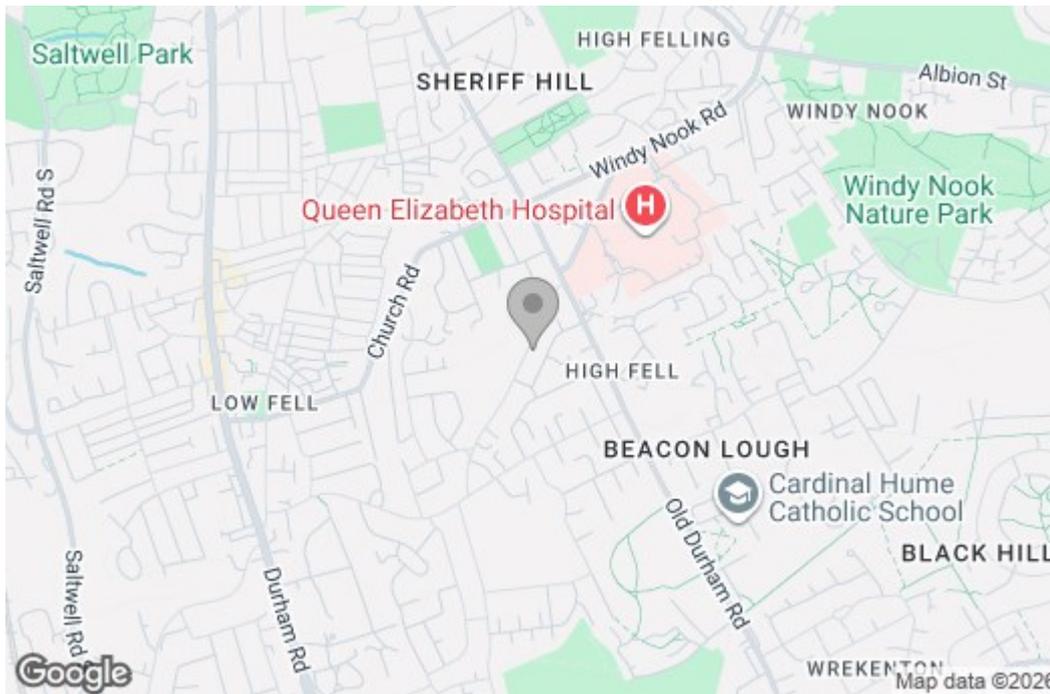
#### **Upfront Costs:**

1 Months rent upfront

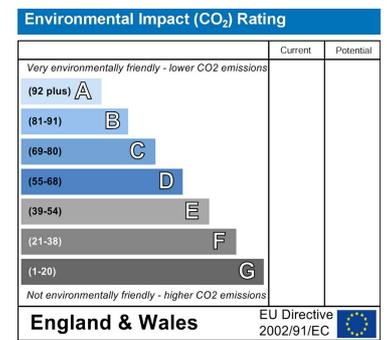
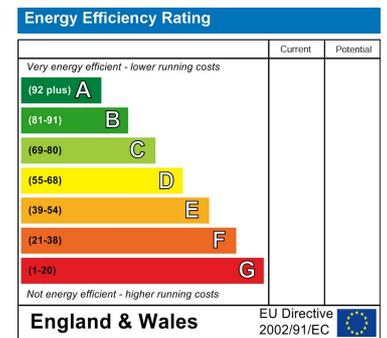
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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.