



115 Easedale Gardens, Gateshead, NE9 6PZ

£950 Per Calendar Month

*** AVAILABLE FROM THE 31ST JANUARY 2025 *** on an unfurnished basis is this fantastic, three bedroom, terraced family home situated on the ever popular Easedale Gardens which offers excellent transport links and easy access to the A1. The property is decorated to an exceptional standard throughout with modern features and a contemporary feel. Briefly comprising of entrance porch, lounge and dining kitchen with a separate WC and stairs leading to the first floor. To the first floor you will find three good sized bedrooms and the family bathroom. The property benefits from UPVC windows/doors and gas central heating throughout. Externally there is a large, private area to the front and to the rear there is a private, split level area which is perfect for those Summer evenings. Viewings are highly recommended to avoid disappointment.

Entrance Porch

With access through to the lounge.

Lounge

Spacious lounge with a large UPVC window overlooking the front aspect, modern gas central heating radiator and double doors leading to the dining kitchen.

Dining Kitchen

Fitted with a range of modern wall and base units, integrated washer/dryer, dishwasher, oven, induction hob and extractor, UPVC window overlooking the rear aspect, modern gas central heating radiator and access door leading to the stairs to the first floor.

Separate WC

Fully tiled and fitted with a low level WC.

Main Bedroom

Bright and airy main bedroom which benefits from a free standing mirrored wardrobe, gas central heating radiator and UPVC window.

Bedroom Two

Double room with the added benefit of built in wardrobes, gas central heating radiator and UPVC window.

Bedroom Three

Good sized third bedroom with gas central heating radiator and UPVC window.

Family Bathroom

Fantastic bathroom which is fully tiled. Fitted with a low level WC, wash hand basin, stand alone bath and separate shower cubicle with a rainfall attachment.

External Areas

Large, private space to the front and split level area to the rear.

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

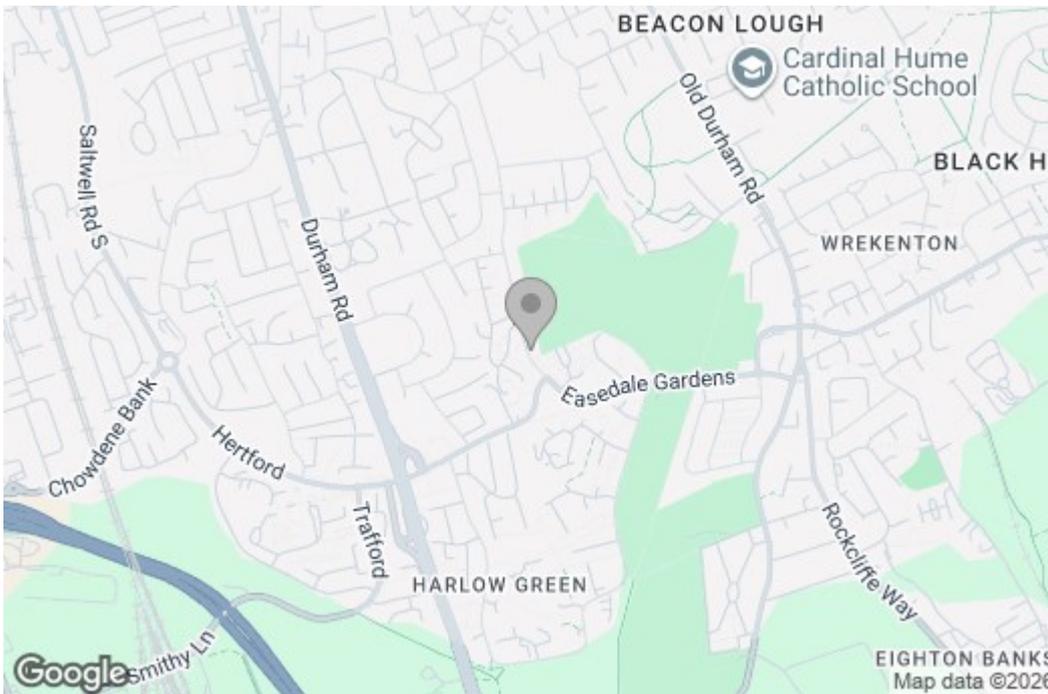
Upfront Costs:

1 Months rent upfront

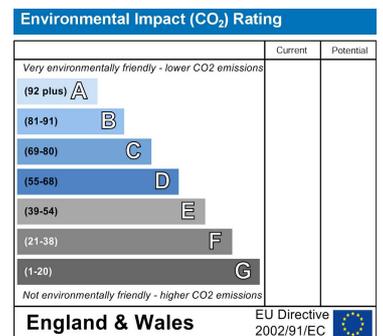
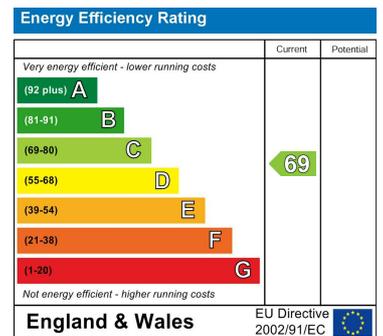
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.