



204 Lowbiggin, Newcastle Upon Tyne, NE5 4QB

£725 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this recently re-painted, spacious three bedroom, end terrace property located in Lowbiggin. The property offers good size living accommodation with its large kitchen/dining room, three bedrooms and good size rear garden. It is ideally located close to local shops, schools and with excellent bus and road links into Newcastle Upon Tyne. Briefly comprising of; entrance hallway, lounge, and kitchen/dining room with an additional porch leading to the rear garden. To the first floor you will find three bedrooms a separate WC and the family bathroom. Further benefits include gas central heating, double glazing, a good size rear garden and ample on-street parking. Viewing is highly recommended to avoid disappointment.

Entrance Hallway

Accessed through a UPVC door with stairs leading to the first floor, access to the kitchen/dining room and a large storage cupboard.

Lounge

Spacious lounge with double doors leading to the dining area, electric living flame effect fire, gas central heating radiator, large storage cupboard and a large UPVC bay window overlooking the rear aspect.

Kitchen

Fitted with a range of wall and base units, recess and plumbing for a washing machine, free standing cooker with hob and a UPVC window overlooking the front aspect.

Dining room

Large dining room with an access door leading to the rear vestibule, double doors leading into the lounge, UPVC window overlooking the rear aspect and a gas central heating radiator.

Rear Vestibule

Private vestibule with access door to the rear garden.

First Floor Landing

Main Bedroom

Bright and airy main bedroom with built in sliding wardrobes, gas central heating radiator and a UPVC window overlooking the rear aspect.

Bedroom Two

Double bedroom with a built in wardrobe, gas central heating radiator and a UPVC window overlooking the rear aspect.

Bedroom Three

Good sized third bedroom with a gas central heating radiator and a UPVC window overlooking the rear aspect.

Separate WC

Fitted with a low level WC and frosted glass UPVC window.

Family Bathroom

Fitted with a bath, wash hand basin fitted into a vanity unit and separate shower cubicle.

External Areas

Low maintenance front garden with a large private rear garden.

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

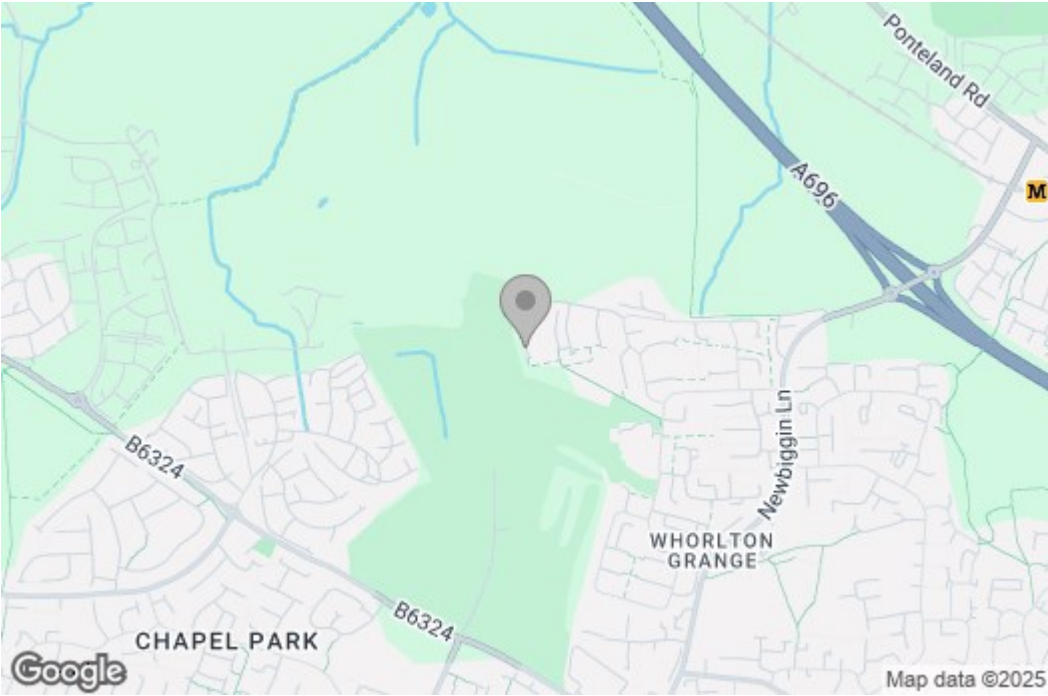
Upfront Costs:

1 Months rent upfront

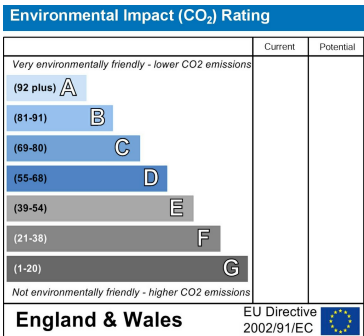
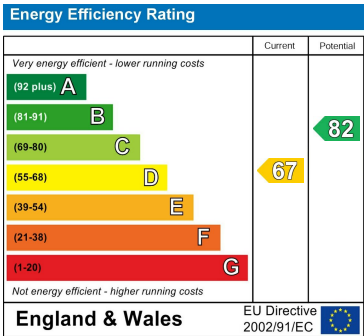
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.