



5 North View, Gateshead, NE9 7UT

£750 Per Calendar Month

***** RARE TO THE MARKET ***** and available immediately on an unfurnished basis is this lovely, two bedroom family home. The property is ideally located for local amenities, schools and transport links and has the advantage of fabulous views and being a stones throw away from Ravensworth Golf Course. Briefly comprising of: entrance porch, inner lobby, lounge, dining room and kitchen to the ground floor. To the first floor you will find two good sized bedrooms and the family bathroom. The property also benefits from gas central heating and UPVC doors/windows throughout. Externally there is a front garden which is laid to lawn and a private rear yard with a storage area, parking is available on communal land. Properties like this and in particular area don't come along very often and early viewing is highly recommended to avoid disappointment.

Entrance Porch

Enclosed porch area with access door to the hallway which leads to the lounge and stairs to the first floor.

Lounge

Bright and airy lounge with a UPVC window overlooking the front aspect, a stand alone contemporary fire with surround, gas central heating radiator and access to the dining room.

Dining Room

Spacious dining room with a UPVC window overlooking the rear aspect, gas central heating radiator and access to the kitchen.

Kitchen

Modern kitchen fitted with a range of wall and base units, integrated oven, hob and extractor fan. The kitchen also benefits from free standing appliances such as a fridge, freezer and dishwasher. There is access to the rear yard and UPVC windows to both sides.

First Floor

With access to both bedroom and the family bathroom.

Main Bedroom

Spacious main bedroom with the benefit of a built in wardrobe with shelves, UPVC window overlooking the front aspect, a gas central heating radiator and access to the loft area.

Bedroom Two

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

Family Bathroom

Modern bathroom fitted with a low level WC, wash hand basin fitted into a handy vanity unit and a bath with a shower over.

External Areas

The front garden which is laid to lawn, to the rear there is a private rear yard with storage space.

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

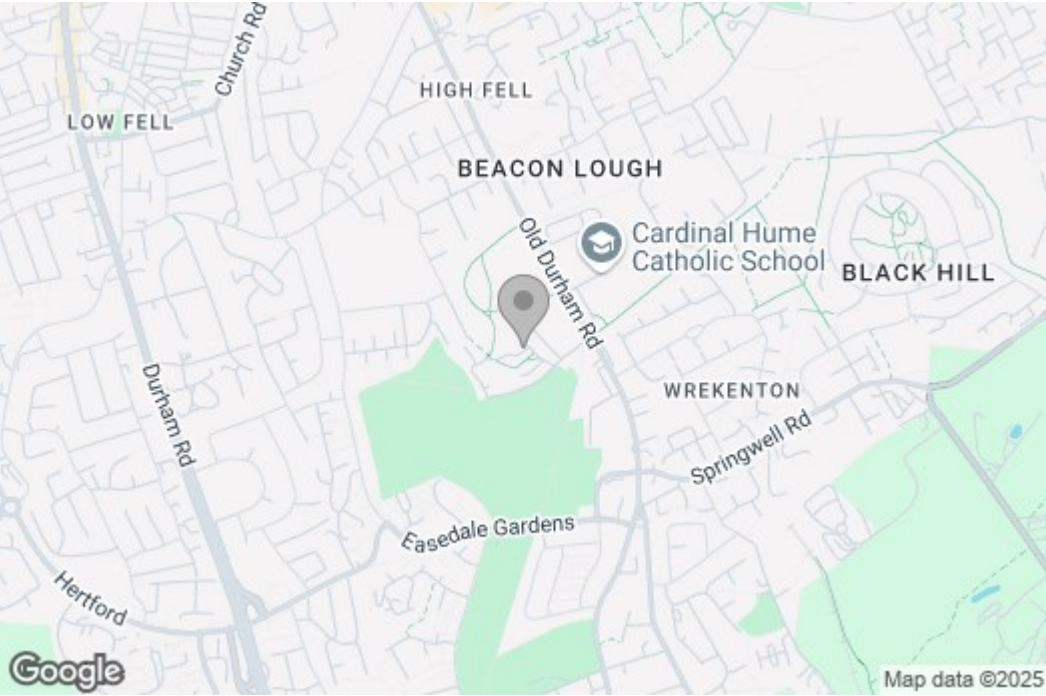
Upfront Costs:

1 Months rent upfront

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

Floor Plan

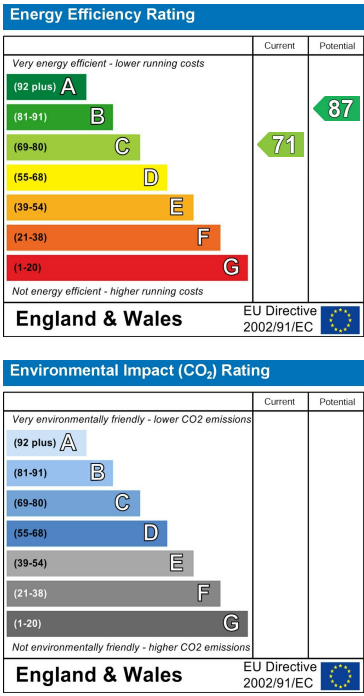
Area Map



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.

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