



## 177 Windsor Avenue, Gateshead, NE8 4NY

£695 Per Calendar Month

**\*\*\* AVAILABLE FROM THE 23RD JUNE 2025 \*\*\*** on an unfurnished basis is this immaculately presented ground floor flat situated on Windsor Avenue. The property is warmed via gas central heating and has the benefit of Upvc double glazing. The accommodation comprises: entrance hallway, master bedroom, one further bedroom, living room with living flame effect fire, kitchen with integrated oven and bathroom. There is a terraced garden to the front and a private yard to the rear. Viewings are highly recommended to fully appreciate this lovely flat.

### **Entrance Hallway**

A Upvc front entrance door leads to the hallway, built in cupboards, convector radiator.

### **Master Bedroom**

13'7" x 13'4" (4.13 x 4.06)

Ceiling cornice, convector radiator, window to the front.

### **Bedroom Two**

10'11" x 7'10" (3.34 x 2.39)

Built in cupboard housing central heating boiler, convector radiator, window to the rear.

### **Living Room**

15'0" x 12'5" (4.56 x 3.78)

Living flame effect fire, convector radiator, window to the rear.

### **Kitchen**

8'4" x 8'0" (2.55 x 2.43)

Base and eye level units with contrasting work surfaces, integrated stainless steel oven, gas hob and chimney style cooker hood, partial tiling to the walls, stainless steel sink, plumbed for washing machine, convector radiator, window and Upvc exit to the rear.

### **Bathroom**

Panelled bath with mixer shower over, vanity hand wash basin and w/c, tiling to the walls, convector radiator, extractor, window to the rear.

### **External**

There is a terraced garden to the front and a larger than average private yard 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

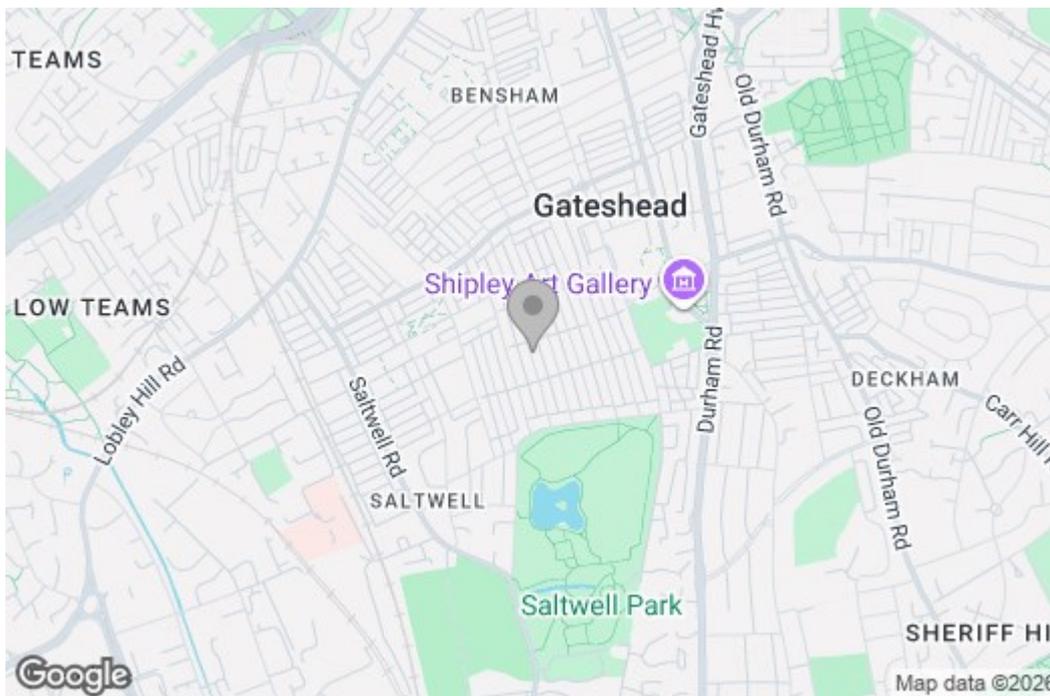
**Upfront Costs:**

1 Months rent upfront

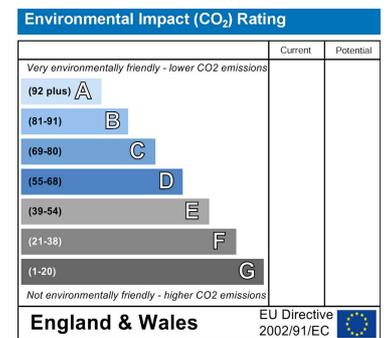
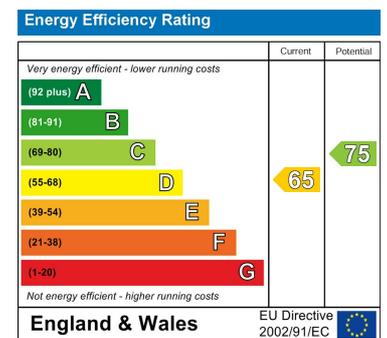
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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 a representation or warranty in respect of the property.