



18 Glenridding Close, Gateshead, NE9 6BF

£900 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on a furnished basis is this immaculately presented, semi-detached house located on Glenridding Close in the desirable area of Low Fell which is conveniently close to local amenities and transport links, ensuring easy access to the wider area. As you enter, you are greeted by a welcoming entrance hallway that leads to a convenient ground floor w/c, delightful dining kitchen, which features both integrated and freestanding appliances. The lounge is a bright and airy space, enhanced by French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The first floor comprises two well-proportioned bedrooms, including a main bedroom complete with built-in wardrobes, providing ample storage space. A further double bedroom offers versatility for guests or a home office. The family bathroom is thoughtfully designed, catering to all your needs. Externally, the property benefits from a driveway and a garden to the front, while the rear garden features both lawn and patio areas which is perfect for those Summer days. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors to the downstairs WC, dining kitchen, lounge and stairs leading to the first floor.

Lounge

Bright and airy lounge with patio doors leading to the rear garden and gas central heating radiators.

Dining Kitchen

Fitted with a range of modern wall and base units, integrated oven hob and extractor fan, freestanding fridge freezer and washing machine. There is a UPVC window overlooking the front access and a gas central heating radiator.

Downstairs WC

Fitted with a low level WC, wash hand basin and a gas central heating radiator.

Main Bedroom

Spacious bedroom with the added benefit of built in wardrobes, a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bedroom Two

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

Family Bathroom

Modern family bathroom fitted with a low level WC, wash hand basin, bath with shower over a chrome heated towel rail.

External Areas

Low maintenance garden with Astro Turf to the front with a private driveway. To the rear there is a private rear garden with patio area.

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

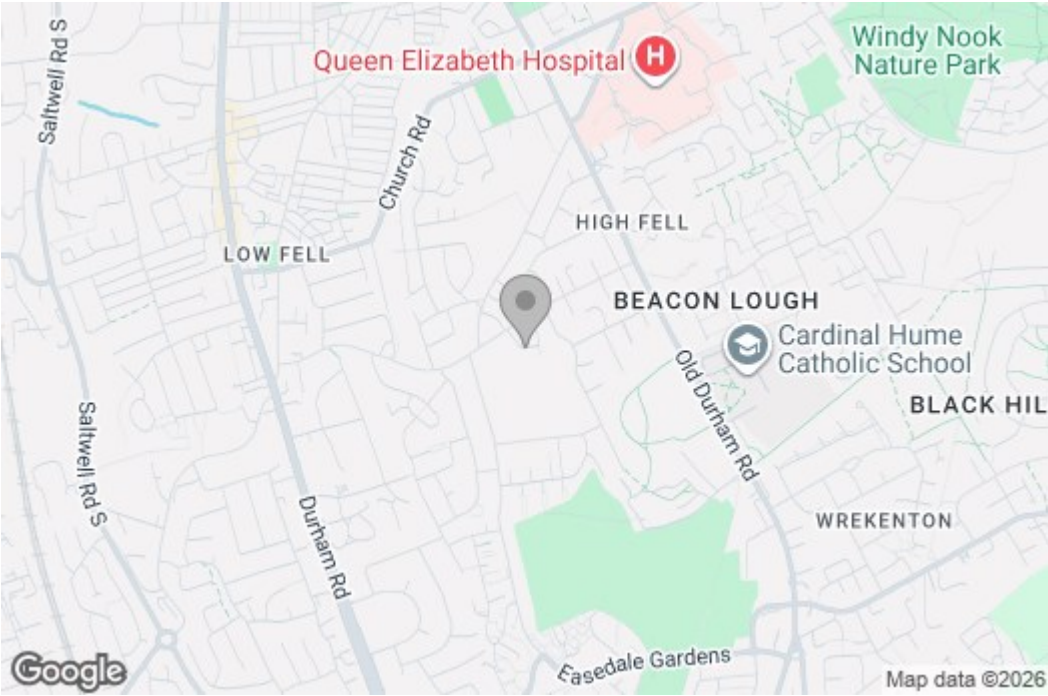
Upfront Costs:

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.

Energy Efficiency Graph

