



1 Station Cottages Elysium Lane, Gateshead, NE8 2XH

£850 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this fantastic, three bedroom family home situated on the ever popular Elysium Lane in Gateshead. Being located very close to transport links, local amenities, schools and easy access to the A1, the property ticks all the boxes. Briefly comprising of; lounge, breakfasting kitchen and bathroom which are all found on the ground floor and three good sized bedrooms to the first floor. There is an attractive garden to the front, private rear yard and ample on-street parking is available. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor and access into the lounge.

Lounge

Bright and airy lounge with electric living flame effect fire, large storage cupboard, gas central heating radiator and UPVC window overlooking the front aspect.

Breakfasting Kitchen

Fitted with a range of modern wall and base units, free standing fridge/freezer and washing machine, integrated oven and hob, gas central heating radiator and UPVC door leading to the private rear yard.

Bathroom

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

First Floor Landing

With access door leading to all three bedrooms.

Main Bedroom

Spacious main bedroom with a built in wardrobe, gas central heating radiator and UPVC window overlooking the front aspect.

Bedroom Two

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

Bedroom Three

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

External Areas

Front garden which is laid to lawn with mature shrubs, private rear yard.

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

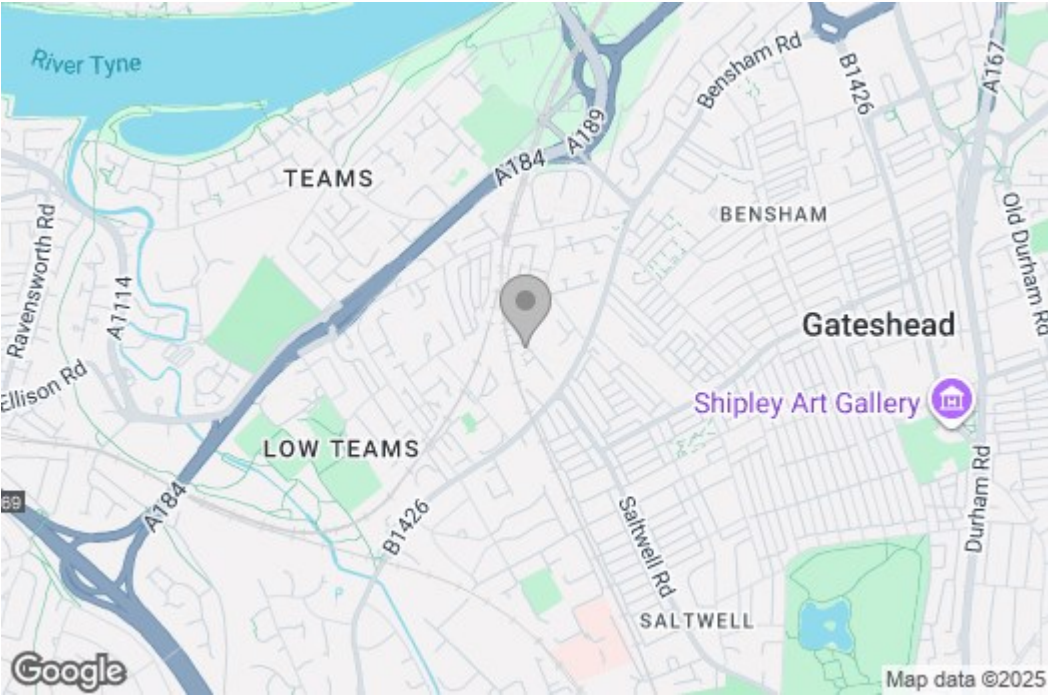
Upfront Costs:

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

