



8 Celandine Way, Gateshead, NE10 8QP

£795 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on a furnished basis is this fabulous two bedroom semi detached family home on the every popular Celandine Way in Windy Nook. The property briefly comprises of entrance into porch, lounge, modern kitchen and utility room. To the first floor there are two bedrooms with the second bedroom having the added benefit of built in wardrobes and a family shower room. Externally the property has an attached garage, large driveway offering ample off-street parking and a private rear garden. The property also benefits from UPVC windows/doors and gas central heating throughout. Early viewing comes highly recommended to avoid disappointment.

Entrance Porch

Leading into the lounge

Lounge

Spacious lounge with access into the kitchen and stairs leading to the first floor. A large UPVC window allows lots of natural light and gas central heating radiators.

Kitchen

Modern kitchen fitted with a range of wall and base units. Integrated oven, hob and extractor fan. There is a free standing washer/dryer and fridge freezer. The rear garden is accessed through the UPVc door and there is also a UPVC window overlooking the rear aspect.

Main Bedroom

Bright and airy main bedroom with large built in wardrobes, 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, gas central heating radiator and a handy storage recess.

Shower Room

Fitted with a low level WC, wash hand basin and separate shower cubicle.

Attached Garage

External Areas

Large driveway to the front with a 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

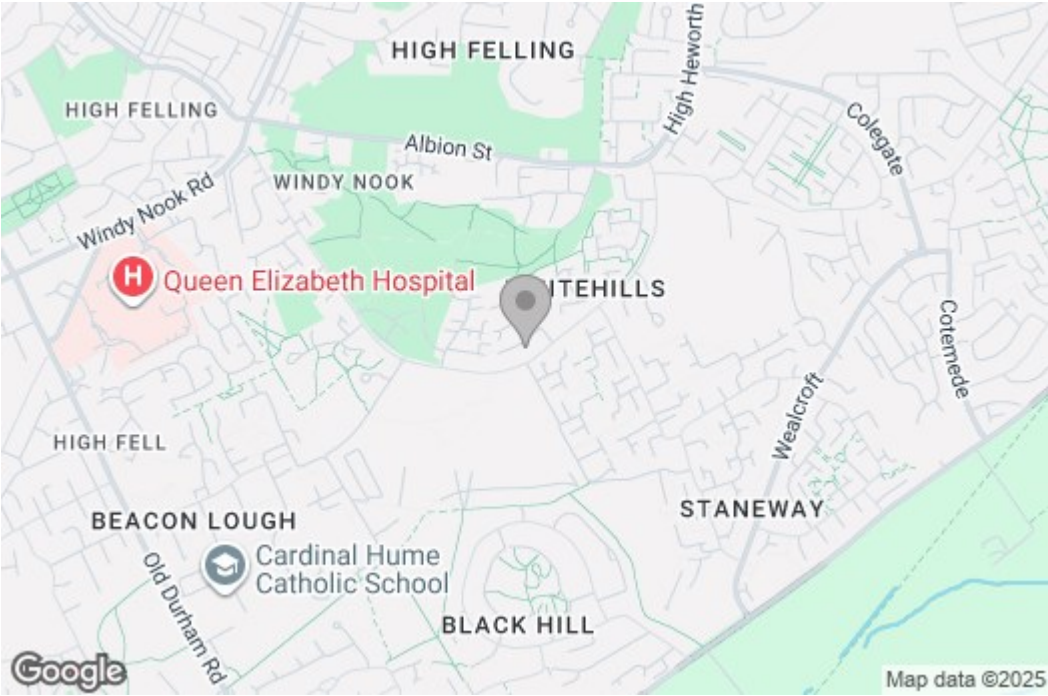
Upfront Costs:

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



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.

Energy Efficiency Graph

