



14 Broomlaw, Gateshead, NE9 6RT

£795 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this three bedroom terraced house in Beacon Lough, Gateshead which has recently been redecorated to a very high standard throughout. Situated on the ever popular Broomlaw, the property is ideally located for access to schools, local amenities and transport links. Briefly comprising of: entrance hallway, lounge and kitchen to the ground floor. To the first floor you will find three good sized bedrooms, bathroom and separate WC. The property also benefits from UPVC and throughout and is warmed via gas central heating. Externally there is a private rear garden and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors to the lounge and kitchen, handy under stairs storage cupboard.

Lounge

Spacious lounge with dual aspect windows, electric fire with feature surround 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 UPVC window overlooking and a UPVC door leading to the rear external.

Landing

With access doors to the three bedrooms, bathroom, separate WC and a large storage cupboard.

Main Bedroom

Bright and airy main bedroom with a UPVC window overlooking the side aspect and a gas central heating radiator.

Bedroom Two

Good sized bedroom with a UPVC window overlooking a large communal, lawned area and a gas central heating radiator

Bedroom Three

Good sized third bedroom with a UPVC window and gas central heating radiator.

Bathroom

Fitted with a wash hand basin and a bath with shower over.

Separate WC

Fitted with a low level WC and gas central heating radiator.

External Areas

Private rear garden and on-street parking.

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

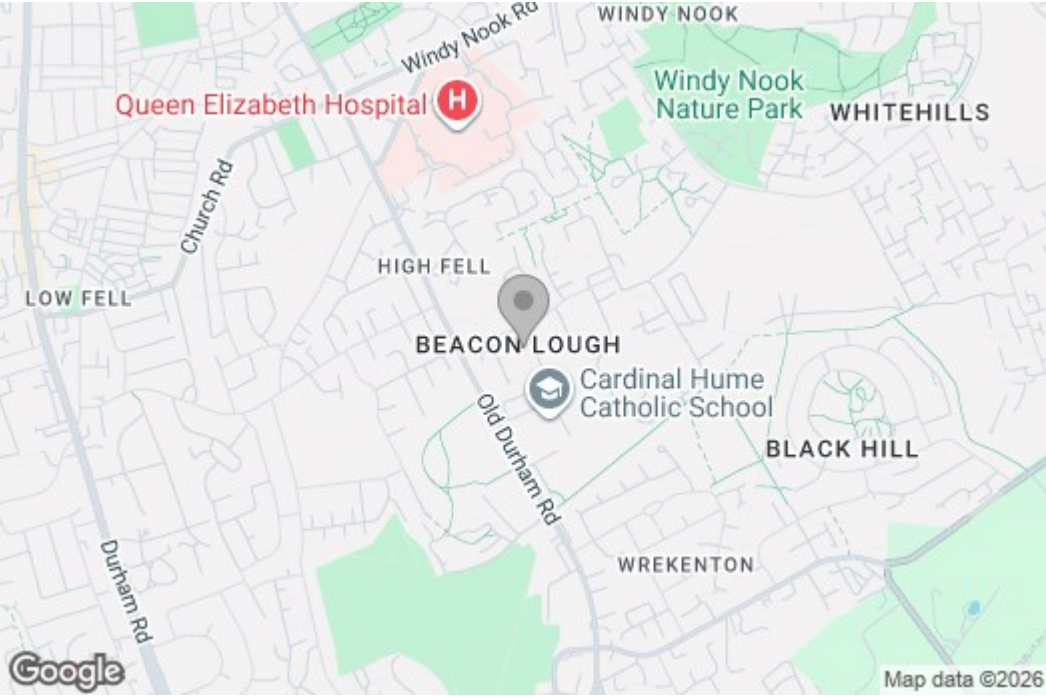
Upfront Costs:

1 Months rent upfront

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

Floor Plan

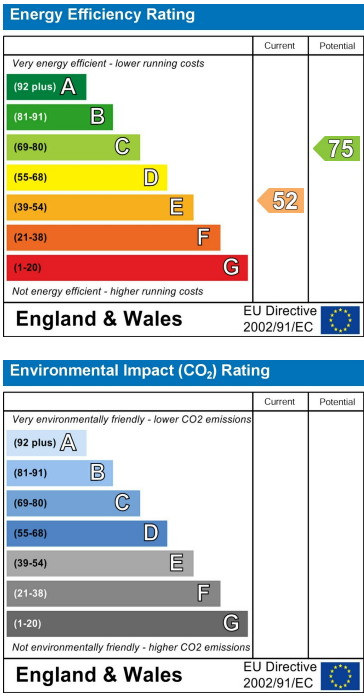
Area Map



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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