



## 17 Wetherall Gardens, Gateshead, NE9 6PY

£875 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this outstanding, two bedroom semi-detached family home located on Wetherall Gardens which has recently been refurbished to the highest of standards. The property is ideally located with local amenities and transport links on the doorstep with easy access to Low Fell and the A1. To the first floor you will find an entrance hallway, lounge with dual aspect windows and a "living flame effect" fire with feature surround and a modern kitchen. To the first floor there are two fabulous sized bedrooms and a family bathroom which has recently undergone works giving a modern and fresh feel. Externally there is a large private, split level rear garden which is perfect for those Summer evenings and a low maintenance area to the front which is laid to lawn and ample on-street parking. The property benefits from UPVC and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

### **Entrance Hallway**

With access door to the lounge and kitchen, stairs to the first floor and a handy storage cupboard.

### **Lounge**

Spacious lounge with dual aspect windows, gas central heating radiator and a living flame electric fire and feature surround.

### **Kitchen**

Modern kitchen fitted with a range of stylish wall and base units, integrated oven, hob and extractor fan. A UPVC access door leads to the rear external,

### **Main Bedroom**

Bright and airy main bedroom with UPVC windows overlooking the front aspect, gas central heating radiator and an in-built storage cupboard.

### **Bedroom Two**

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

### **Bathroom**

Recently refurbished family bathroom fitted with a low level WC, wash hand basin and a bath with shower over.

### **External Areas**

Large, split level private rear garden with storage sheds and a low maintenance laid to lawn to the front.

### **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

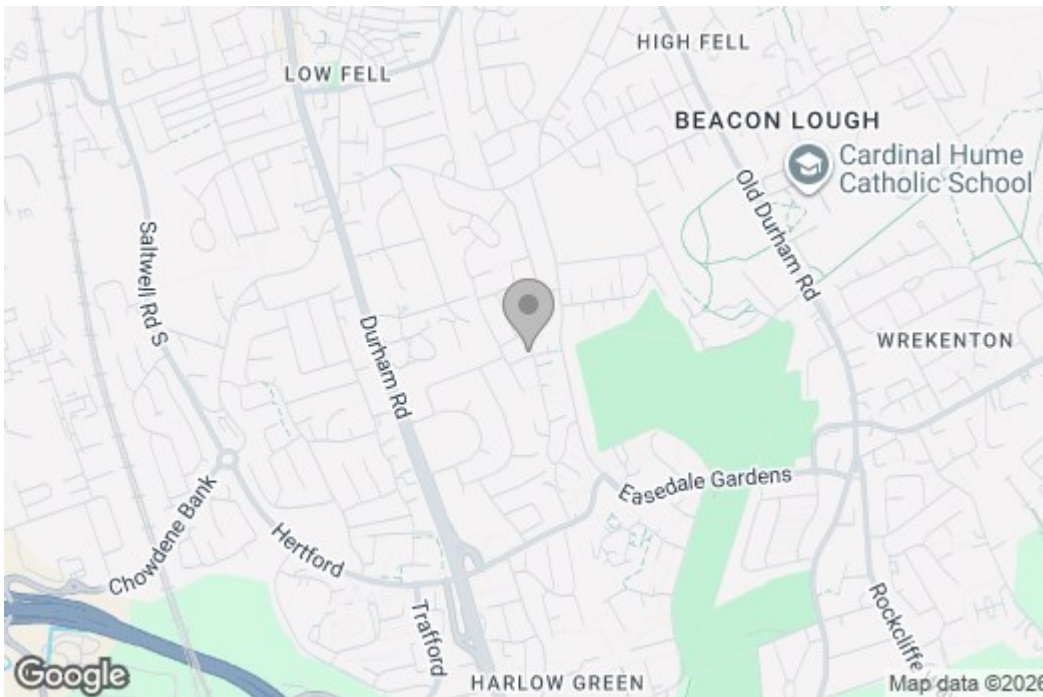
#### **Upfront Costs:**

1 Months rent upfront

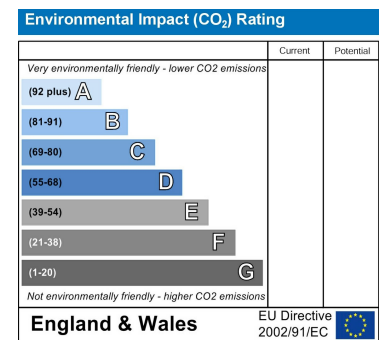
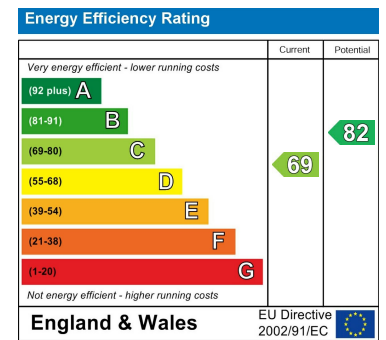
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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.