



## 30 Fowler Gardens, Gateshead, NE11 9EY

£800 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on an unfurnished basis is this well-presented two bedroom home on the ever popular Fowler Gardens, Dunston offering spacious living and a great location. The nearby Metrocentre offers a wide range of shops, restaurants, cinema, bowling alley and leisure facilities, along with excellent transport links by bus, rail and road. There is also easy access to the A1(M) motorway both North and South. The property briefly comprises of; entrance, lounge, dining room, kitchen, two bedrooms and a family bathroom. Externally, the property offers on-street parking, a low maintenance, paved area to the front and an enclosed yard to the rear. Further benefits include gas central heating, UPVC double glazing throughout, new floor coverings and full redecoration. Early viewing is highly recommended to avoid disappointment.

## **Entrance Hall**

With direct access into the lounge.

## **Lounge**

Bright and airy lounge with a UPVC bay window overlooking the front aspect, gas central heating radiators and access through to the dining room.

## **Stairs Leading To The First Floor**

## **Dining Room**

Spacious dining room with a UPVC window overlooking the rear aspect and access through to the kitchen.

## **Kitchen**

Fitted with a range of wall and base units, integrated oven, hob, extractor fan and microwave. There is a freestanding firdge/freezer and washing machine and access through the the rear yard.

## **Main Bedroom**

Spacious main bedroom with the added benefit of a storage cupboard, UPVC window overlooking the front aspect and gas central heating radiator.

## **Bedroom Two**

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

## **Family Bathroom**

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

## **External Areas**

Low maintenance, concrete paved front external and a small, private yard to the rear.

## **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

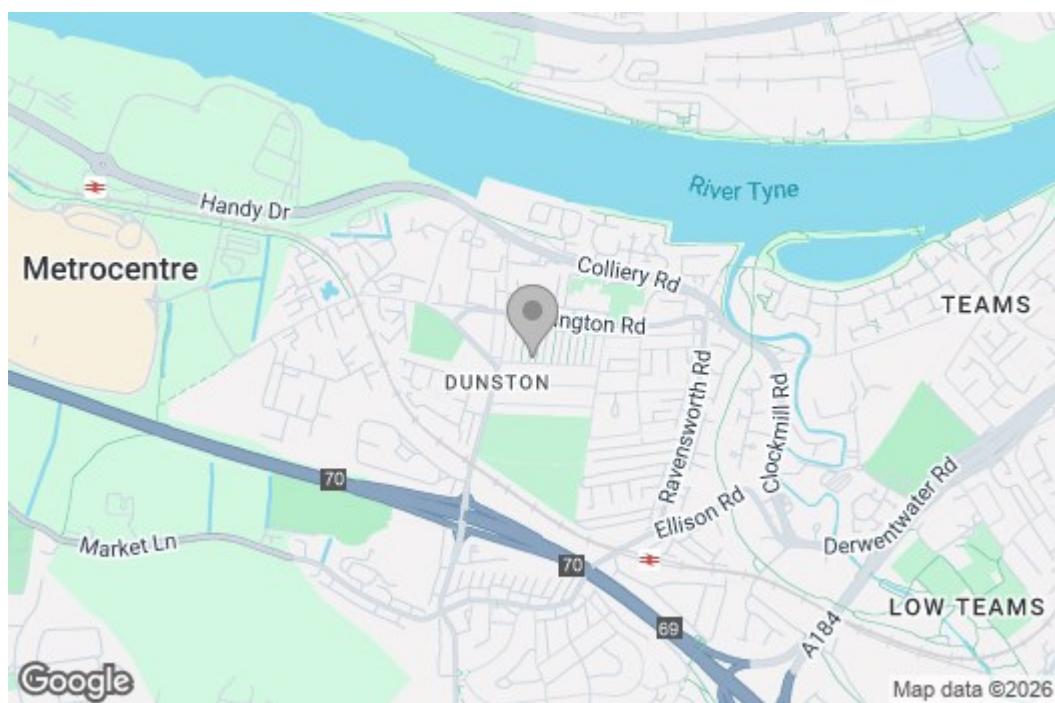
### **Upfront Costs:**

1 Months rent upfront

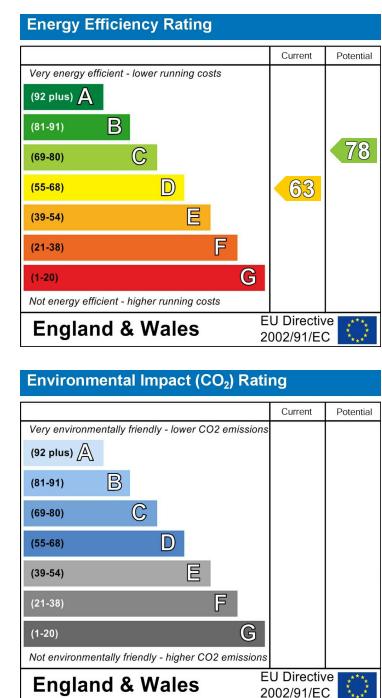
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

## 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 firms employment has the authority to make or give an representation or warranty in respect of the property.