



## 13 West View, Gateshead, NE9 7UY

£825 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on an unfurnished basis is this beautiful three bedroom stone built terraced house, close to the Queen Elizabeth Hospital in Wrekenton. The property is located nearby a range of local amenities and excellent transport links to Newcastle City Centre, Durham, A1 Motorway, and Gateshead Team Valley. The accommodation briefly comprises of; entrance hallway, spacious lounge with bay window and feature fireplace, bright and airy dining room with feature fireplace, fitted kitchen and sun room. To the first floor, there are three good-sized bedrooms and a modern bathroom. Externally there is a townhouse garden to the front, a yard to the rear and ample on-street parking. The property is warmed via gas central heating and features UPVC windows/doors throughout. Early viewing is highly recommended to avoid disappointment.

### **Entrance Hallway**

With access doors to the lounge and dining room along with stairs to the first floor.

### **Lounge**

Bright and airy lounge with feature stone fireplace, a large bay window overlooking the front aspect which allows lots of natural light and a gas central heating radiator.

### **Dining Room**

Spacious dining room with a feature stone fireplace, access door to the kitchen, window to the sun room and a handy storage cupboard.

### **Kitchen**

Fitted with a range of wall and base units, integrated oven and hob and access to the sun room.

### **Sun Room**

Located to the rear of the property with UPVC patio doors leading to the rear yard.

### **Bathroom**

Recently renovated to a high standard and fitted with a low level WC, wash hand basin and bath with shower over.

### **Main Bedroom**

Large main bedroom with the benefit of built in storage, a UPVC window overlooking the front aspect and a gas central heating radiator.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **External Areas**

Low maintenance front garden and 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

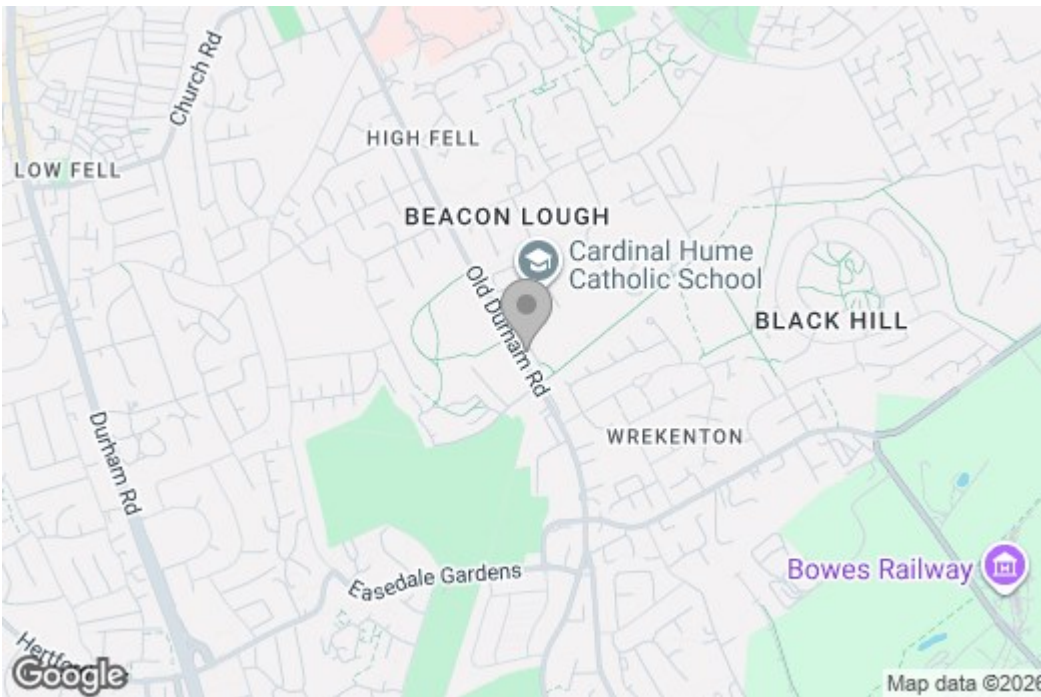
**Upfront Costs:**

1 Months rent upfront

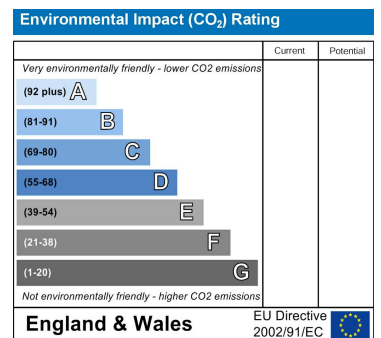
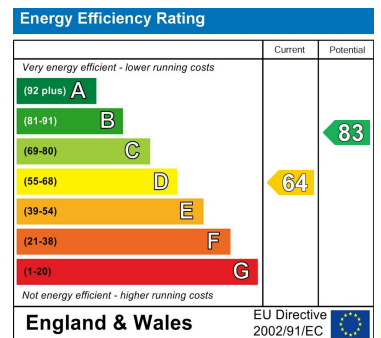
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# Floor Plan

## Area Map



## 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.