



36 Station Road, Newcastle Upon Tyne, NE12 5UX

£675 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this two bedroom mid-terrace family home which is ideally located and conveniently positioned close to local amenities, schools and excellent transport links. Briefly comprising of; entrance hallway, lounge, dining kitchen, bathroom and two good sized bedrooms. The property is warmed via gas central heating and has the benefit of UPVC throughout. Externally, there is ample on-street parking with a private rear yard. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access through to the lounge and stairs to the first floor.

Lounge

Bright and airy lounge with a decorative feature fireplace which is for decoration purposes only and a UPVC window overlooking the front aspect.

Dining Kitchen

Spacious dining kitchen fitted with a range of modern wall and base units, integrated oven and hob, access leading through the rear yard and bathroom.

Bathroom

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

Main Bedroom

Spacious main bedroom fitted with a handy built in wardrobe and UPVC window overlooking the front aspect.

Bedroom Two

Good sized second bedroom with a UPVC window overlooking the rear aspect.

External Areas

Low maintenance front area with a private rear yard which also has storage.

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

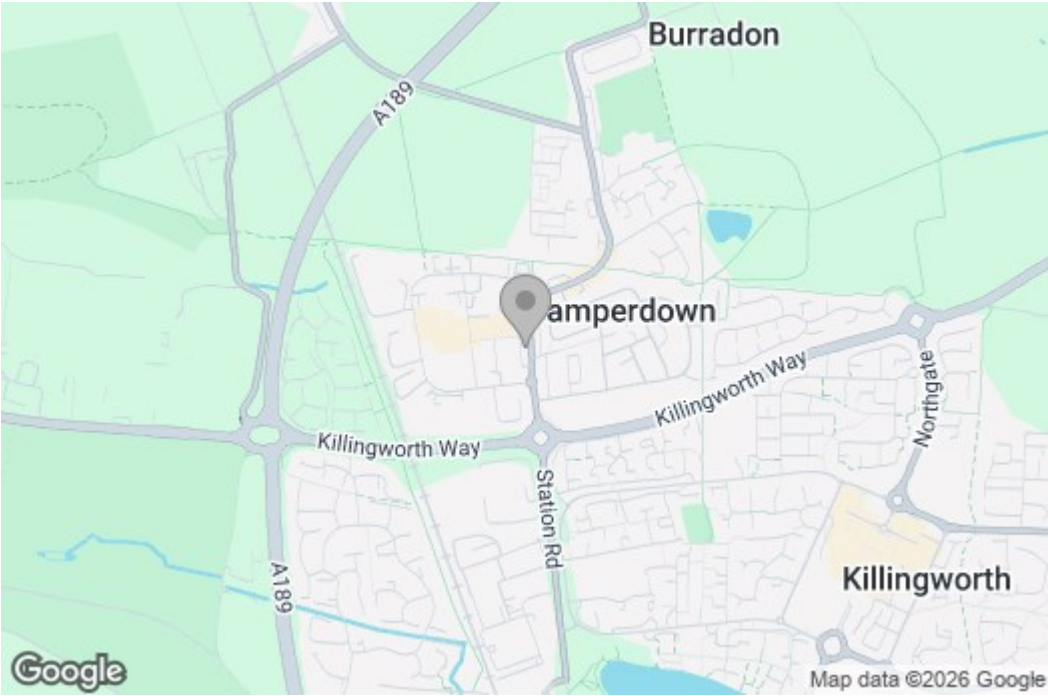
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

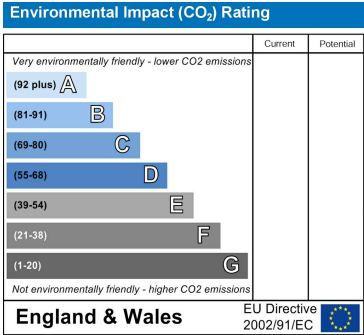
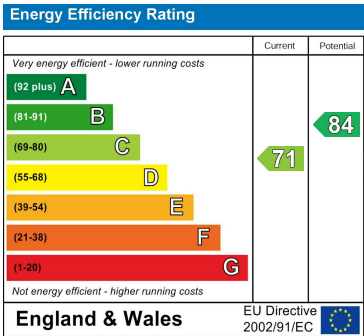
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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 an representation or warranty in respect of the property.