



20 Glenridding Close, Gateshead, NE9 6BF

£1,250 Per Calendar Month

*** AVAILABLE FROM THE 10TH AUGUST 2026 WITH VIRGIN MEDIA AND BROADBAND INCLUDED *** on a furnished basis is this immaculately presented, detached family home located on Glenridding Close in the desirable area of Low Fell which is conveniently close to local amenities and transport links, ensuring easy access to the wider area. As you enter, you are greeted by a welcoming entrance hallway that leads to a convenient ground floor w/c, delightful dining kitchen, which features both integrated and freestanding appliances along with access to the utility room. The lounge is a bright and airy space, enhanced by French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The first floor comprises three well-proportioned bedrooms, including a main bedroom complete with built-in wardrobes providing ample storage space and en-suite shower room. Two further double bedrooms offer versatility for guests or a home office. The family bathroom is thoughtfully designed, catering to all your needs. Externally, the property benefits from a detached garage, driveway and a private rear garden which features both astro turf and patio areas which are perfect for those Summer days. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access to the lounge, dining kitchen and downstairs WC.

Lounge

Bright and airy lounge with French doors leading to the private rear garden.

Dining Kitchen

Fabulous dining kitchen fitted with a range of wall and base units. There is an integrated oven, hob and extractor fan and a free standing fridge freezer. Dual aspect windows allows lot's of natural light.

Utility Room

With a free standing washing machine, tumble dryer and dishwasher.

Downstairs WC

Fitted with a low level WC and wash hand basin.

Main Bedroom

The main bedroom benefits a built in wardrobe and access to the en-suite shower room.

En-suite Shower Room

Modern shower room with a low level WC, wash hand basin and separate shower cubicle.

Bedroom Two

Good sized second bedroom with free standing furniture and a UPVC window overlooking the front aspect

Bedroom Three

Perfect for either guests or office use.

Family Bathroom

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

Detached Garage With Separate Parking Space

Benefits from an up and over door with electricity. There is also an additional parking space in front of the garage.

External Areas

Low maintenance area to the front, lovely split level rear garden with astro turf and patio area.

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

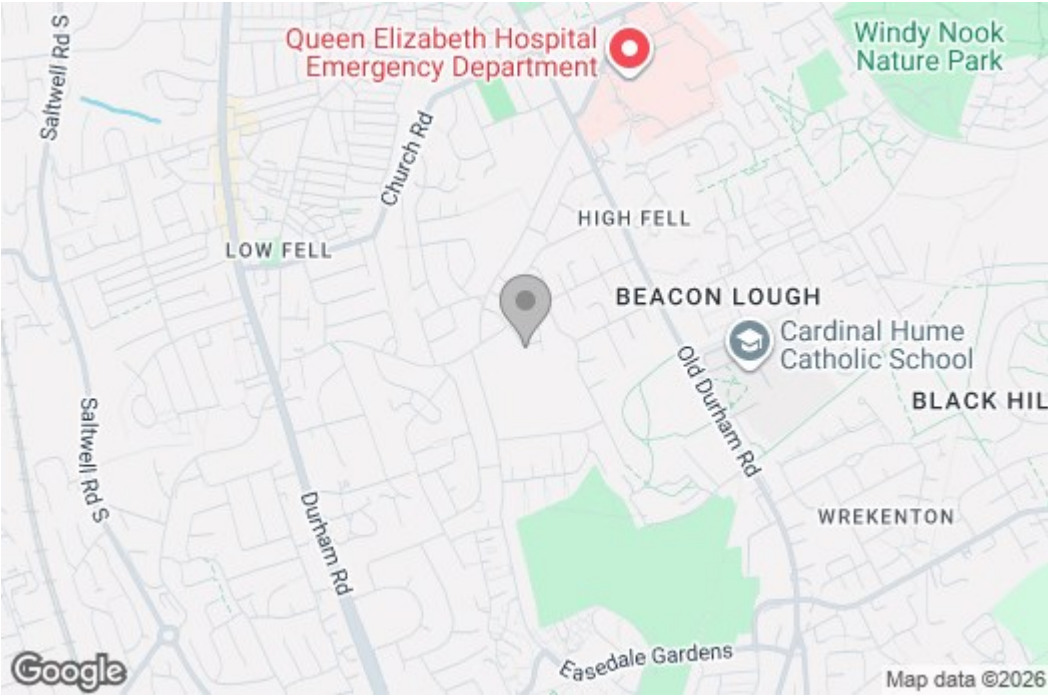
Upfront Costs:

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



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.

Energy Efficiency Graph

