GORDON BROWN
SALES & LETTING









19 The Avenue, Gateshead, NE10 0JA

£950 Per Calendar Month

*** AVAILABLE FROM THE 19TH OCTOBER 2026 *** on an unfurnished basis is this fantastic, three bedroom mid-terrace property which has recently undergone extensive renovations to the highest of standards. Situated a stones throw away from Felling Metro station, the property is ideally located for transport links, local amenities and schools. Briefly comprising of: entrance hallway, open plan lounge/dining room, kitchen, three good sized bedrooms and a family bathroom. The property also benefites from UPVC and gas central heating throughout. Externally there is a low maintenance gravelled area to the front, a private rear garage and attached garage. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway
With access to the lounge and stairs leading to the first floor.

Lounge
Bright and airy lounge with a large UPVC bay window overlooking the front aspect and a gas central heating radiator.

Dining Room
Open plan dining room/lounge with a UPVC window overlooking the reasr aspect, a handy storage cupboard and access through to the kitchen.

Kitchen
Fitted with a range of modern wall and base units, integrated oven hob and extractor fan.

Main Bedroom
Large main bedroom with a UPVC window overlooking the front aspect.

Bedroom Two
With built in storage space and a UPVC window overlooking the rear aspect.

Bedroom Three
Good sized third bedroom with a UPVC window overlooking the front aspect.

Bathroom
Large family bathroom fitted with a low level WC, wash handbasin fitted into a vanity unit and a bath with shower over.

Attached Garage
With up and over rear door.

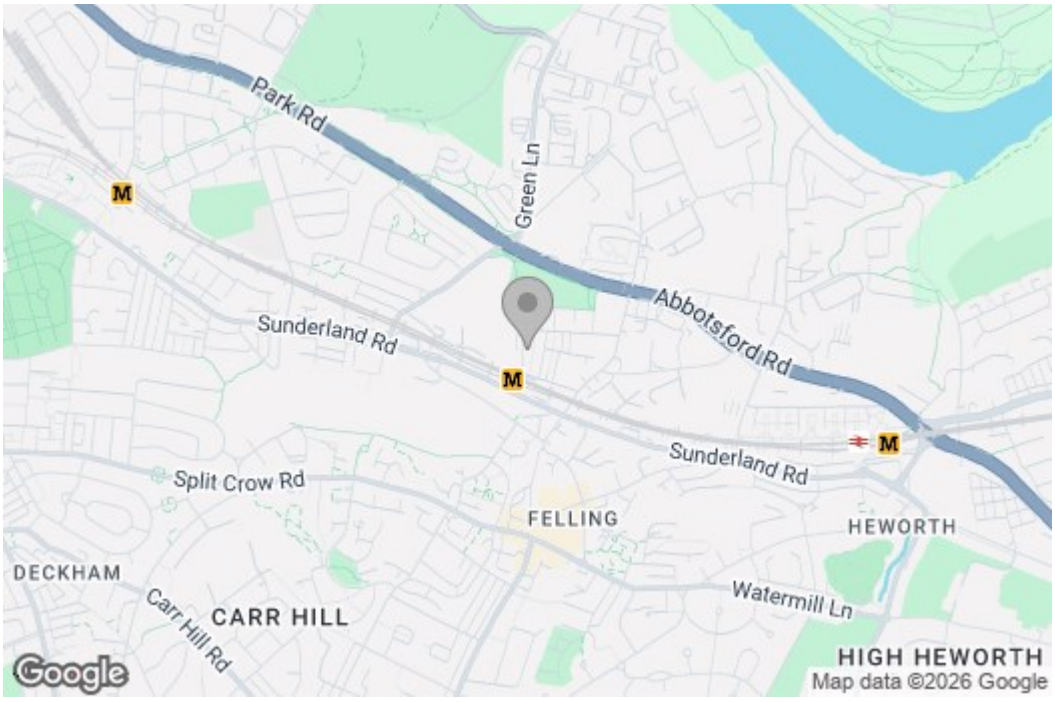
Private Rear Yard

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

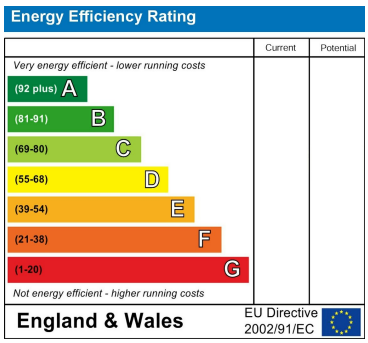
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

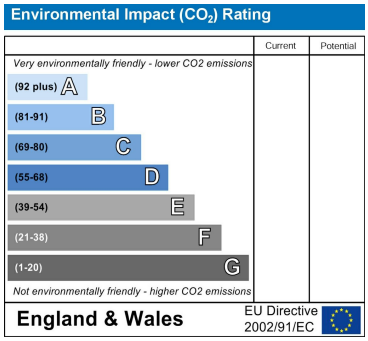
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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.

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