GORDON
BROWN
SALES & LETTING









40 Ordley Close, Newcastle Upon Tyne, NE15 7XT

£650 Per Month

*** RARE TO THE MARKET *** is this lovely Gemini Bungalow situated in Ordley Close on the sought after Dumpling Hall Estate and is offered on an unfurnished basis. The estate itself enjoys a good range of local services including shops, schools and excellent transport links with regular bus routes into Newcastle City Centre. The A69 and A1 trunk roads are also both close at hand allowing great access to the motorway network. The property briefly comprises of; lounge with open access to the kitchen area, bathroom and a mezzanine bedroom. The property is warmed via electric wall heaters and also benefits from UPVC throughout. Externally there is a low maintenance garden to the front/side and an allocated parking space to the rear. Early viewing is highly recommended to avoid disappointment.

Lounge
Bright and airy lounge with a UPVC window overlooking the front aspect and open plan access to the kitchen.

Kitchen
Fitted with a range of wall and base units and a free standing cooker. There is also a free standing washing machine which will be gifted to any potential applicants.

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

Mezzanine Bedroom
Spacious bedroom with both a UPVC and Velux window allowing lot's of natural light and a built in wardrobe.

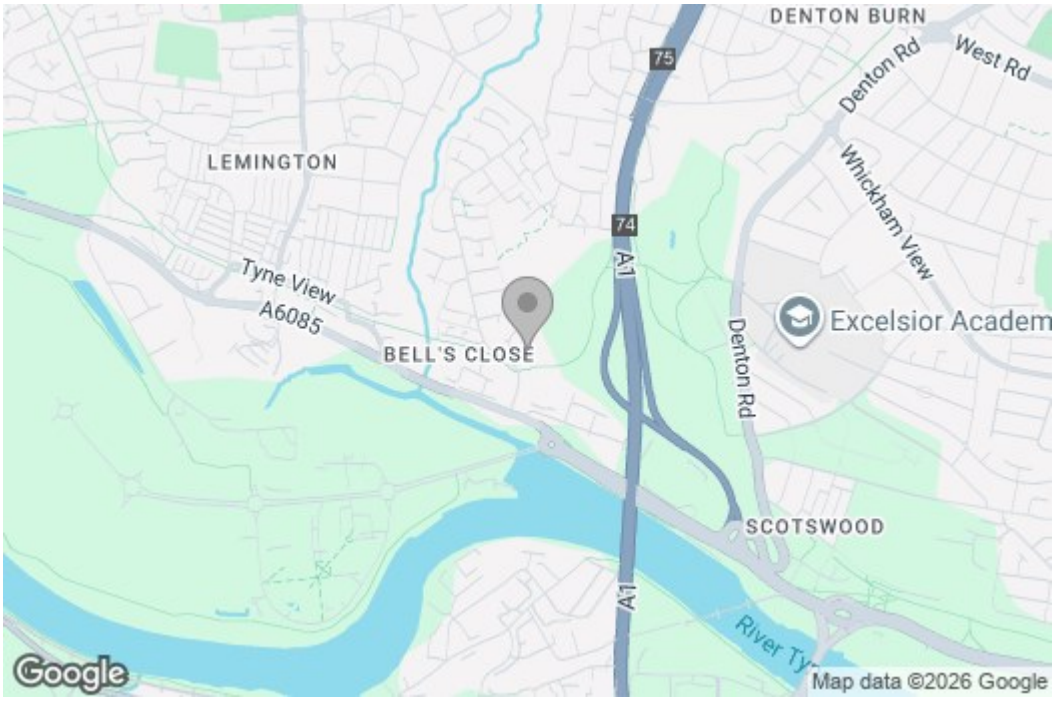
External Area
Low maintenance front/side garden and an allocated parking space.

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

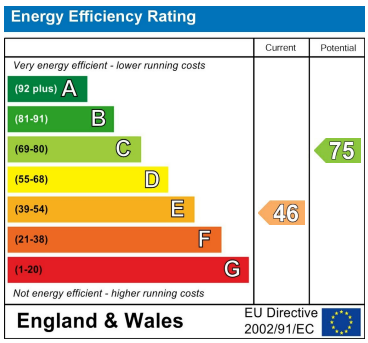
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

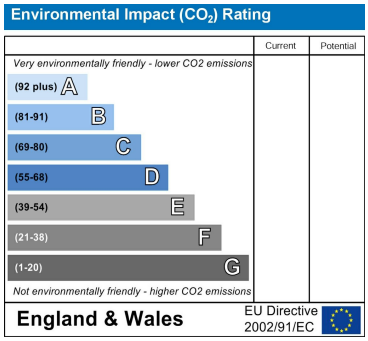
Floor Plan

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.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk