GORDON BROWN
SALES & LETTING









## 69 Westbourne Avenue, Gateshead, NE8 4NF

£725 Per Calendar Month

*** AVAILABLE FROM THE 21ST FEBRUARY 2025 *** on an furnished basis is this immaculately presented, ground floor flat situated on Westbourne Avenue within this popular area of Gateshead, just a stones throw from Saltwell Park. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. Briefly comprising entrance hallway, lounge, two bedrooms, kitchen and family bathroom. Externally there is ample on-street parking and a shared rear yard. Early viewing is highly recommended to avoid disappointment on missing out on this fabulous home.

## Entrance Hallway
With access doors leading to the lounge and main bedroom.

## Lounge
Spacious lounge with electric living flame effect fire and surround, UPVC window overlooking the rear aspect, access doors to the second bedroom and kitchen, gas central heating radiator.

## Kitchen
Fitted with a range of modern wall and base units, integrated oven, hob and extractor fan, freestanding washing machine and fridge freezer. There is a UPVC window and door leading to the rear shared yard and access to the family bathroom.

## Bathroom
Briefly comprising of a low level WC, wash hand basin with a handy storage unit, bath with shower over, gas central heating radiator and UPVC frosted glass window.

## Main Bedroom
Bright and airy main bedroom with UPVC windows overlooking the front aspect and gas central heating radiator.

## Bedroom Two
Good sized second bedroom with UPVC window overlooking the rear aspect and a gas central heating radiator.

## External Areas
To the rear there is a shared 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

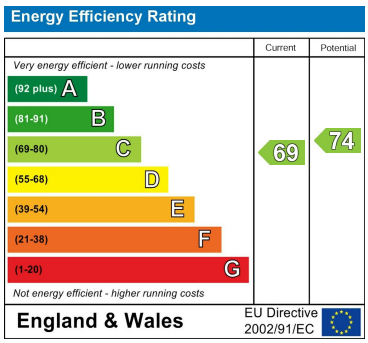
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

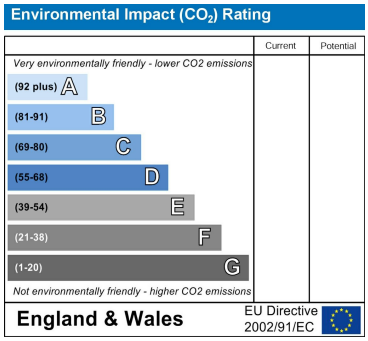
## Floor Plan

## Area Map




## Energy Efficiency Graph




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