



12 Affleck Street, Gateshead, NE8 1QY

£750 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this well presented, two bedroom ground floor flat which has recently been redecorated throughout. Being situated on the ever popular Affleck Street, the property is ideally located for access to local amenities, Gateshead Team Valley and the A1 motorway. Briefly comprising of entrance hallway, lounge, kitchen, shower room and two good sized bedrooms. The property also benefits from Gas Central Heating and UPVC throughout. Externally, there is a large, private rear yard and ample on-street parking which requires a permit. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors to the main bedroom, lounge and handy storage cupboard.

Lounge

Bright and airy lounge with an electric living flame effect fire, UPVC window overlooking the rear aspect and plenty of storage space.

Kitchen

Fitted with a range of modern wall and base units, free standing electric cooker, free standing fridge/freezer and UPVC window overlooking the rear aspect.

Shower Room

Fitted with a low level WC, wash hand basin and walk in shower cubicle.

Main Bedroom

Spacious main bedroom with an electric living flame fire and feature surround and UPVC windows overlooking the front aspect.

Bedroom Two

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

External Areas

Low maintenance concrete paved area to the front and a large, 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

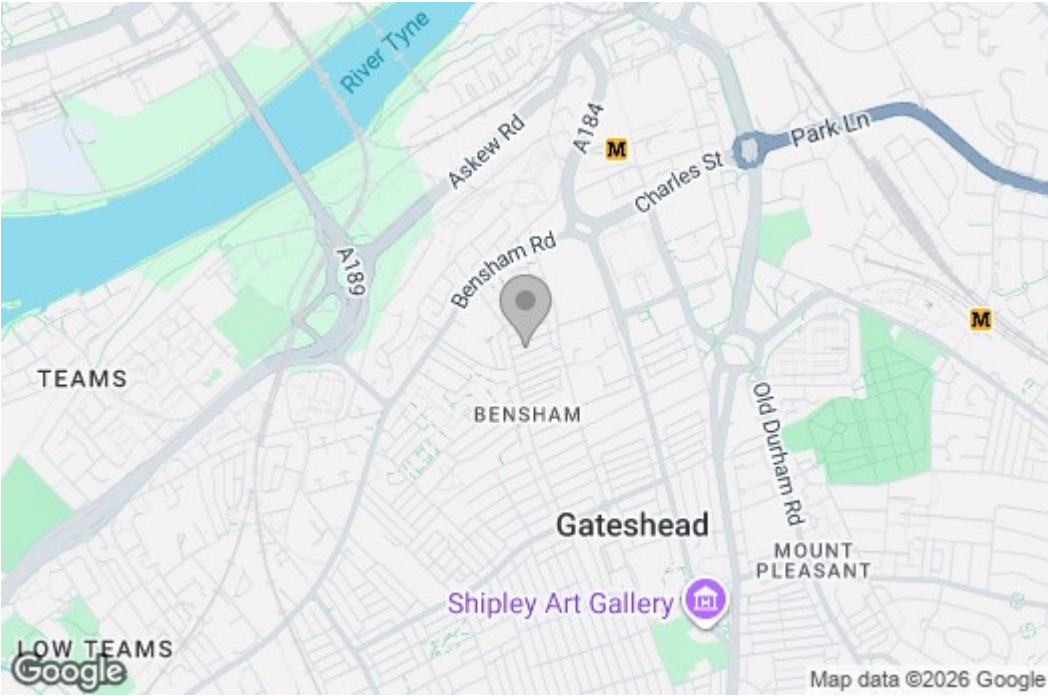
Upfront Costs:

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



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.

Energy Efficiency Graph

