GORDON BROWN
SALES & LETTING









1 Kings Terrace, Gateshead, NE9 7SD

£675 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** is this well presented end terraced house situated on Kings Terrace within a popular area of Springwell Village. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises; living room, kitchen with an integrated oven and a handy utility room. The first floor landing provides access into the master bedroom, one further bedroom and bathroom. There is a garden to the side which is laid to lawn and a low maintenance decked sun terrace to the rear. Viewings are highly recommended to appreciate this delightful home.

Kitchen
14'7" x 11'3" (4.46 x 3.45)




Front entrance door opens into the kitchen which has base and eye level units, contrasting work surfaces, an integrated oven, gas hob and chimney style cooker hood, circular stainless steel sink, recess to the chimney breast with log storage and wine rack, partial tiling to the walls, radiator with decorative cover, laminate flooring and a window overlooking the rear aspect.

Utility
7'10" x 5'0" (2.40 x 1.54)

Wall units and work bench, wall mounted main combi- boiler, laminate flooring, window and a uPVC exit door to the rear.

Living Room
11'4" x 11'2" (3.47 x 3.41)



Laminate flooring, shelving to both alcoves, double radiator and a window overlooking the side aspect.

First Floor
Landing with loft access.

Master Bedroom
11'0" x 11'0" (3.36 x 3.36)

Built in cupboard, single radiator and windows overlooking the front and side elevations.

Bedroom Two
11'7" x 6'3" (3.55 x 1.92)

Recess to the chimney breast, single radiator and a window overlooking the rear elevation.

Bathroom
8'0" x 4'10" (2.46 x 1.48)



Paneled bath with an electric shower over, pedestal wash basin, low level WC, partial tiling to the walls, single radiator and a window to the rear.

External
There is a garden to the side which is laid to lawn and a low maintenance decked rear garden.

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

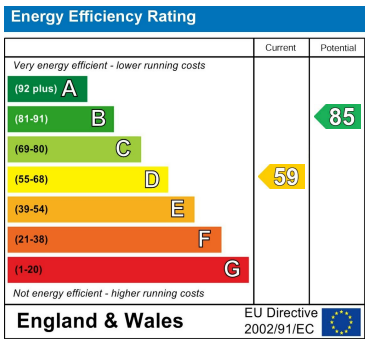
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

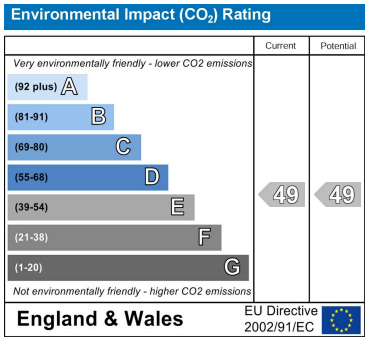
Floor Plan

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.

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