GORDON BROWN
SALES & LETTING









34 Lauder Way, Pelaw, NE10 0BG

£700 Per Calendar Month

AVAILABLE FROM 05TH DECEMBER Located within a cul-de-sac position, we are delighted to be offering for rent this beautifully appointed two bedroom semi detached house on a furnished basis. The property is located with great access for Pelaw Metro which provides excellent commuting links for Newcastle City centre. The accommodation is beautifully appointed through out and will appeal of interest to a young couple. The house benefits from double glazing installed throughout and gas central heating via radiators. The accommodation briefly comprises of an entrance hallway which give access to a down stairs WC, a modern kitchen/dining area. Upstairs there is a landing which gives access to two double bedrooms and a bathroom/WC. Externally there is a low maintenance paved garden and a driveway providing parking for one car. Viewing highly recommended.

Entrance hallway
Access to the home is via a double glazed door. There is a radiator and a staircase leads to the first floor.

Separate WC
Comprises of a low level WC, pedestal hand basin, radiator, tiled splash backs.

Lounge
With a radiator and a double glazed window which overlooks the front aspect.

Kitchen/diner
Kitchen is fitted with a modern range of floor and wall units with working surfaces including a single drainer sink unit which is fitted with a mixer tap. Includes gas hob with extractor hood above. A recess is provided for a fridge freezer and a washing machine which are both included. A double glazed window overlooks the rear garden.

First floor landing

Bedroom one
With a radiator and window overlooking the front aspect.

Bedroom two
With a storage cupboard and a double glazed window overlooking the rear aspect.

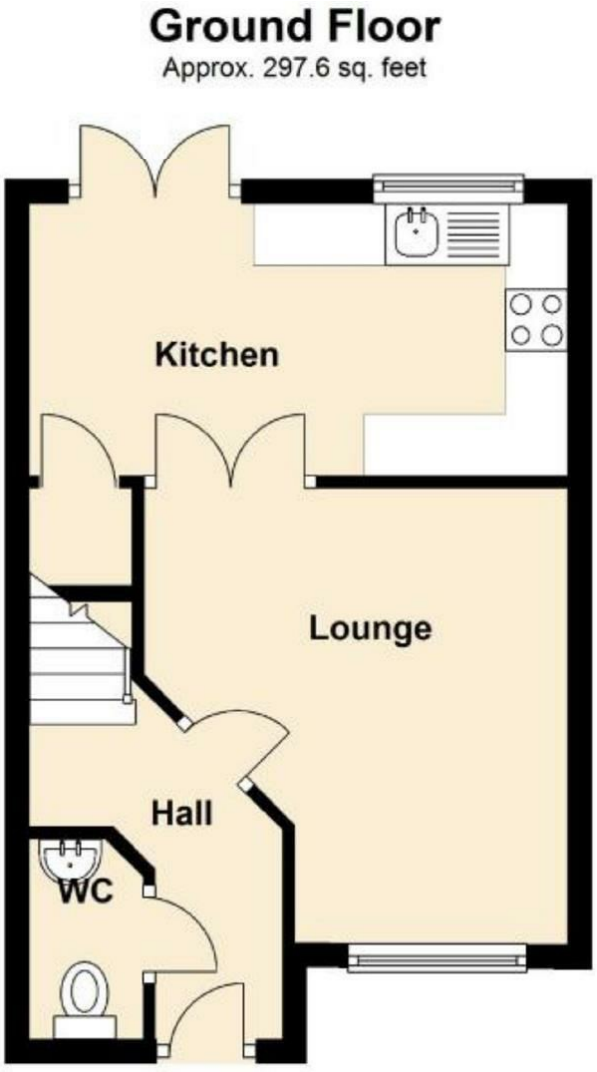
Bathroom/WC
Comprises of a three piece suite, panelled bath with mixer tap shower above, low level WC, wash hand basin, double glazed window.

External
At the front of the property there is a residents allocated parking bay and on street parking is to the side. At the rear of the property there is a paved patio area which is low maintenance.

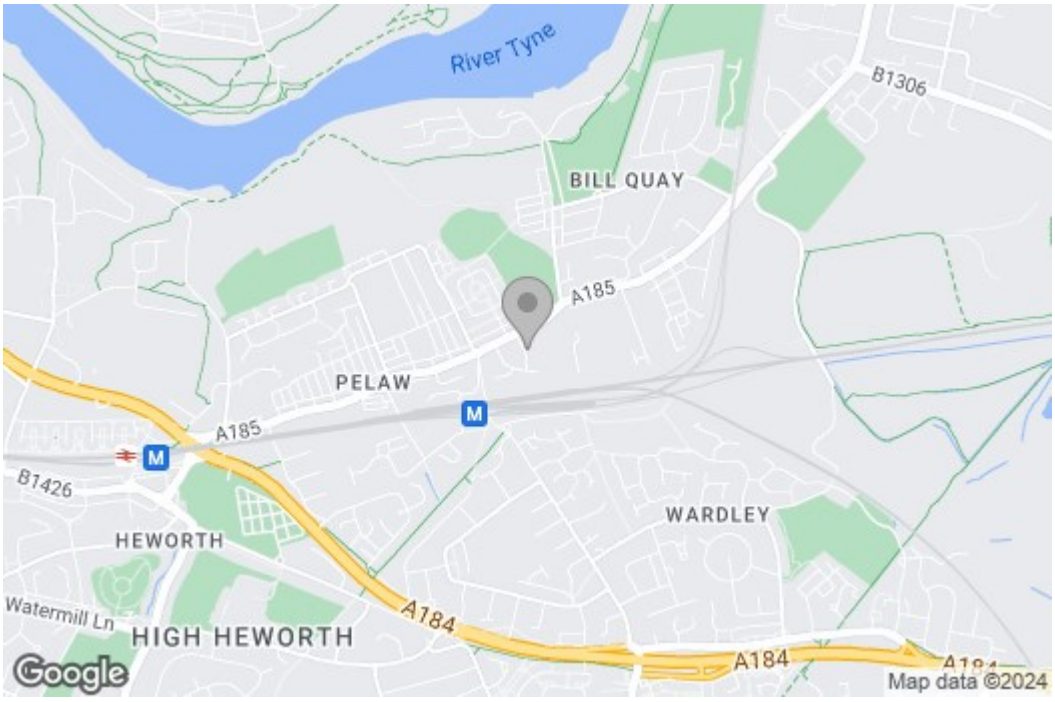
Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise 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

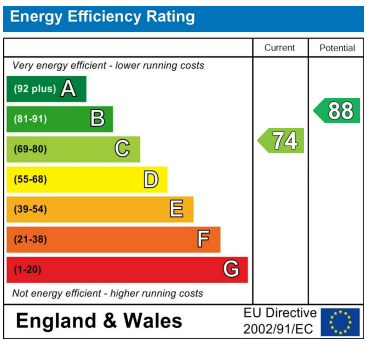
Floor Plan

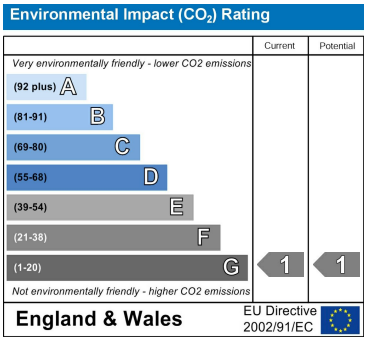


Area Map



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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