GORDON BROWN
SALES & LETTING









3 Pacha Way, Gateshead, NE8 2GN

£900 Per Calendar Month

AVAILABLE FROM 23RD JUNE is this very well presented mid terraced house situated on Pacha Way within this popular location. The property is warmed via gas central heating and has the benefit of UPVC double glazing. The accommodation comprises: entrance hallway, ground floor w/c, living room/dining kitchen with an integrated oven and fridge/freezer. The first floor landing provides access into the master bedroom with an en-suite, two further bedrooms and bathroom. There is a low maintenance garden to the rear and allocated parking and visitors parking to the front. Viewings are highly recommended.

Entrance Hallway
A front entrance door provides access to the hallway with tiled flooring, radiator and a staircase leading to the first floor.

Ground Floor W/C
Low level w/c, pedestal hand wash basin, partial tiling to the walls, tiled floor, single radiator, window to the rear.

Living Room/Dining Kitchen
Base and eye level units in high gloss finish, contrasting work surfaces, integrated oven, induction hob and a chimney style cooker hood, stainless steel sink plumbed for a dishwasher, integrated fridge/freezer, partial tiling to the walls, tiled floor, two radiators, windows to the front and rear, french doors opening onto the rear garden.

First Floor
Landing with a built in cupboard, loft access and a radiator.

Bathroom
Panelled bath with a shower over, lo level w/c, pedestal hand wash basin, tiling to the walls, single radiator, window to the rear and extractor.

Bedroom One
Single radiator, window to the rear and an en-suite.

En-Suite
Step in shower with an electric shower unit, low level w/c, pedestal hand wash basin, mosaic tiled walls, single radiator, extractor.

Bedroom Two
Single radiator, window to the front.

Bedroom Three
Single radiator, window to the front.

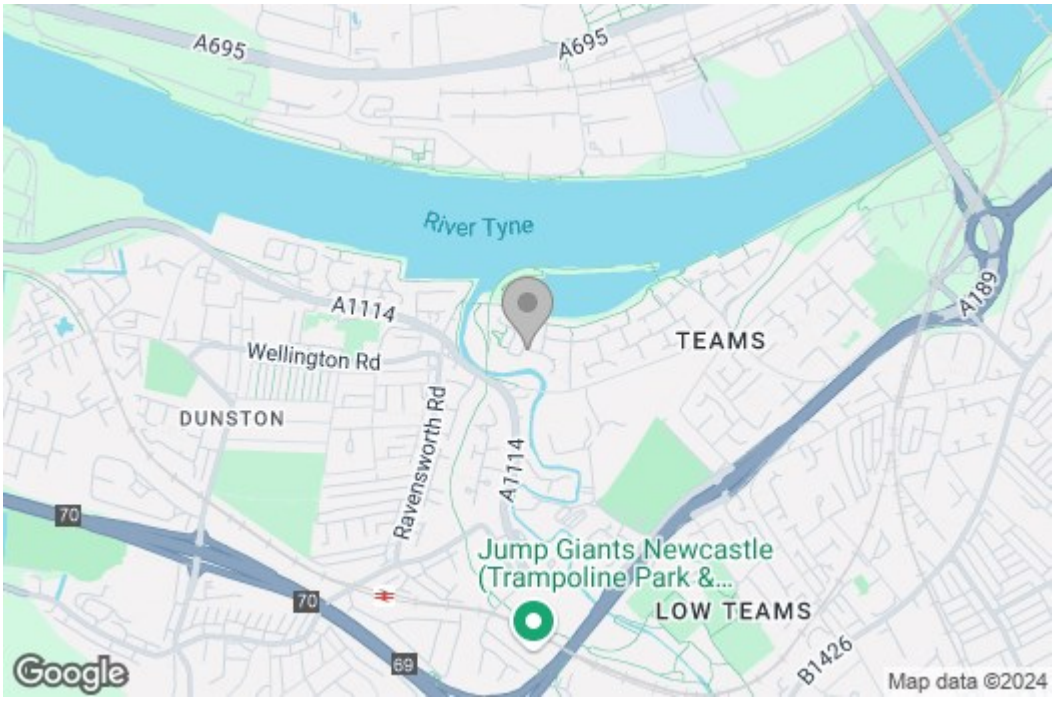
External
There is allocated parking and visitors parking to the front and a low maintenance garden to the rear with a paved pathway. Patio area and a garden shed.

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

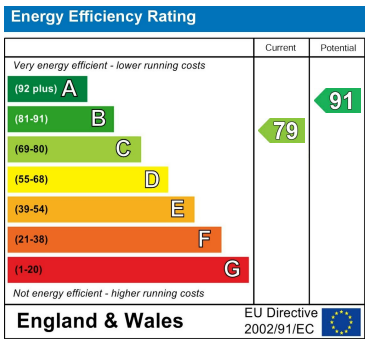
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

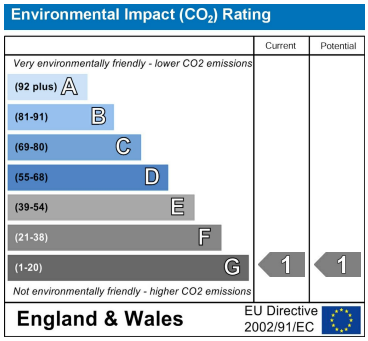
Floor Plan

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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