GORDON
BROWN
SALES & LETTING









64 Redgrave Close, Gateshead, NE8 3JE

£1,195 Per Calendar Month

*** AVAILABLE IMMEDIATELY*** on an unfurnished basis is this beautifully presented four bedroom family home situated within the ever popular St James' Village development which is ideally located for access to Gateshead & Newcastle City Centre. The spacious accommodation is provided over three floors providing lounge, generous dining kitchen and cloakroom/w.c. to the ground floor. To the first floor there are three good-size bedrooms (the master of which benefits from an en suite shower room) and family bathroom/w.c. The second floor offers an extremely spacious double room with additional storage facilities. Externally the property continues to impress with integrated garage, private driveway parking and a private rear garden which is perfect for those Summer evenings. Early viewing is highly recommended to appreciate this lovely family home and to avoid disappointment.

Entrance Hallway
Access via a UPVC door with gas central heating radiator.

Lounge
Bright and airy lounge with UPVC window overlooking the front aspect, gas central heating radiator and living flame effect electric fire inset into a decorative surround.

Dining Kitchen
Fabulous dining kitchen with UPVC sliding doors leading to the rear garden, integrated oven, hob and extractor fan and gas central heating radiator.

Downstairs WC
With low level WC, wash hand basin and gas central heating radiator.

Main Bedroom
Large main bedroom benefitting from built in wardrobes, UPVC window overlooking the front aspect, gas central heating radiator and access door leading to the en-suite shower room.

Main Bedroom En-Suite
Modern shower room with low level WC, wash hand basin fitted into a handy vanity unit and walk in shower cubicle

Family Bathroom
Fitted with a low level WC, wash hand basin, bath and frosted UPVC window for privacy.

Bedroom Two
Large bedroom with UPVC window overlooking the rear aspect and gas central heating radiator.

Bedroom Three
Smaller of the three bedrooms with UPVC window overlooking the rear aspect, gas central heating radiator and access hatch to the loft space.

Bedroom Four
Fantastic fourth bedroom with storage space to the eaves, UPVC and Velux style windows allowing lot's of natural light and gas central heating radiator.

Garage
Attached garage with "up and over" door and electricity.

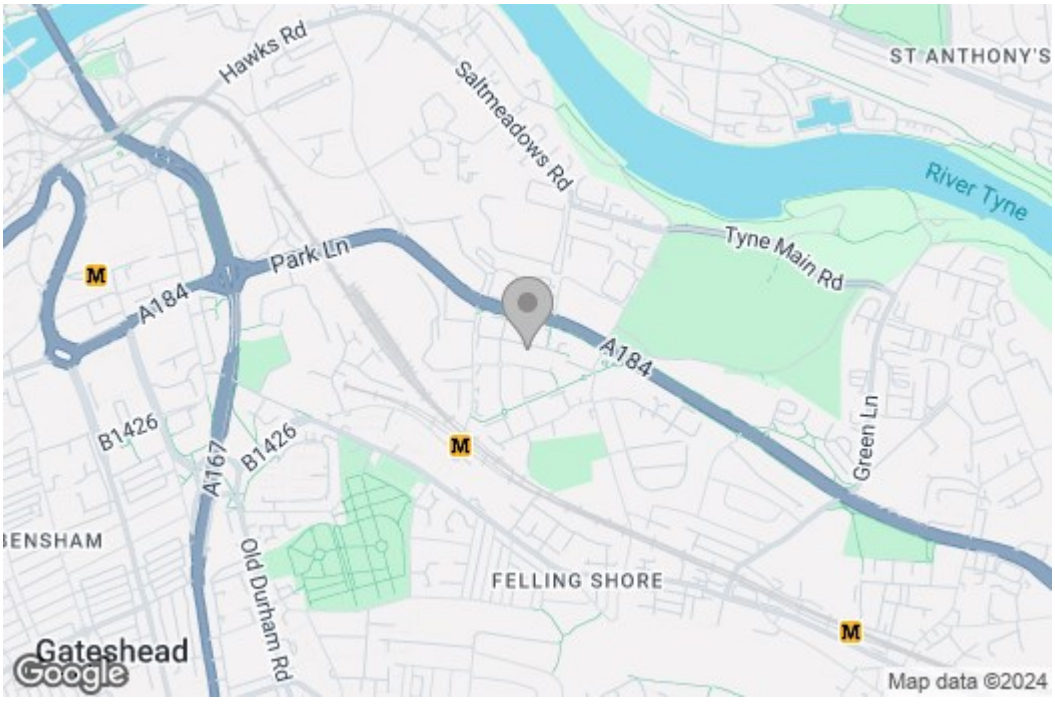
External Areas
Ample off-street parking to the front external and large, private rear garden.

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

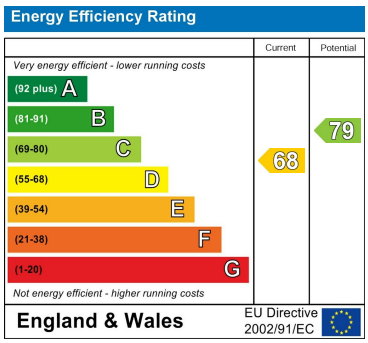
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

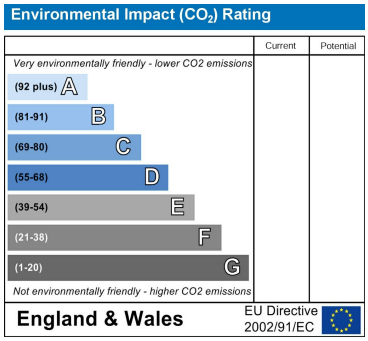
Floor Plan

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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