GORDON BROWN
SALES & LETTING









91 Malvern Gardens, Gateshead, NE11 9LL

£995 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis, this semi-detached house is situated on Malvern Gardens within the sought after area of Lobley Hill. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises: front entrance, living room with windows overlooking front and rear aspects, second reception room or third bedroom, breakfasting kitchen with an integrated oven and fridge/freezer. The first floor landing provides access into the master bedroom, one further bedroom and bathroom. There is a double width driveway to the front of the home and a garden to the rear which is laid to lawn and has a paved patio area. Viewings are highly recommended to appreciate this lovely home.

Front Entrance
Providing access into the living room.

Lounge
19'10" x 10'2" (6.07 x 3.12)





With integrated spotlights, 2 radiators, windows overlooking the front and rear aspects.

Dining Room/ Bedroom Three
13'8" x 7'0" (4.19 x 2.14)



Radiator and a window overlooking the front aspect.

Breakfasting Kitchen
16'7" x 16'1" (5.06 x 4.91)






Base and eye level units with contrasting work surfaces, an integrated oven, induction hob and chimney style cooker hood, integrated fridge freezer, 1.5 bowl sink which is plumbed for a washing machine, breakfast bench, built in cupboard, concealed boiler cupboard, tiling to the floor, window and exit door to the rear.

First Floor
Landing with loft access, radiator and window overlooking the side elevation (the loft is fully floored for storage with a light).

Main Bedroom
13'7" x 11'3" (4.16 x 3.43)




Built in cupboard, radiator, window overlooking the front elevation.

Bedroom Two
8'7" x 8'3" (2.64 x 2.54)




Radiator, window overlooking the rear elevation offering lovely views.

Bathroom
7'11" x 5'5" (2.42 x 1.67)



Paneled bath, pedestal wash basin, low level WC, towel warmer, window overlooking the rear elevation.

External






There is a double width driveway to the front of the home providing off street parking and a garden to the rear which is laid to lawn and has a paved patio area.

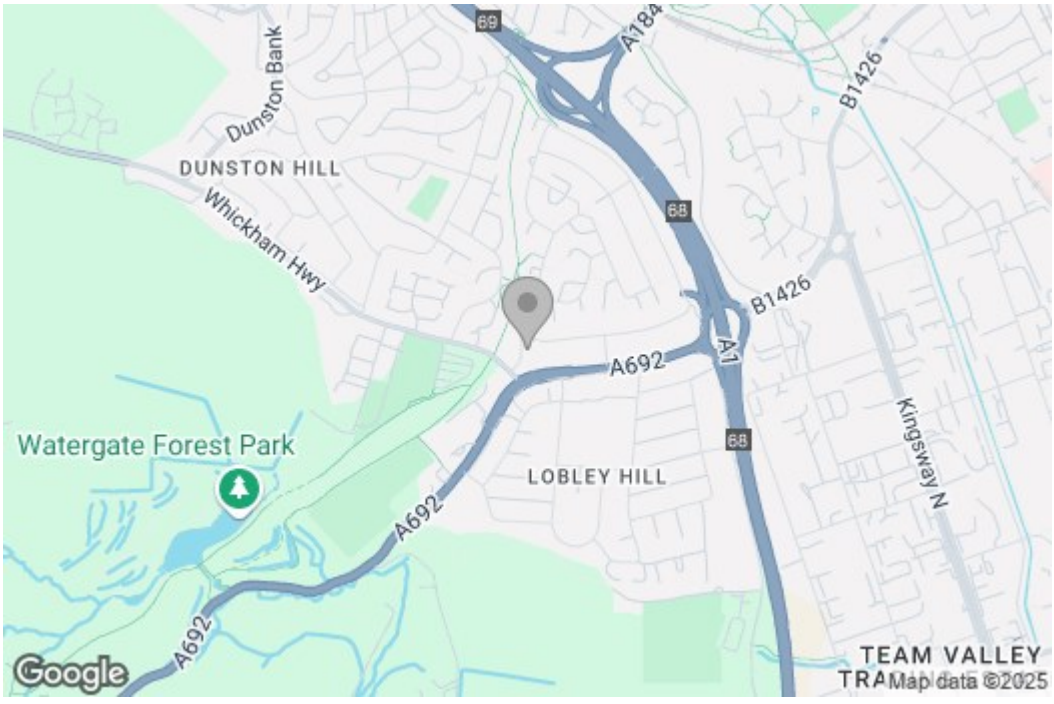
Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first

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

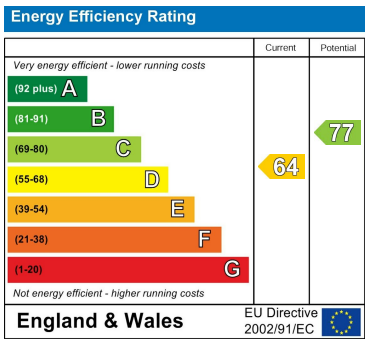
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

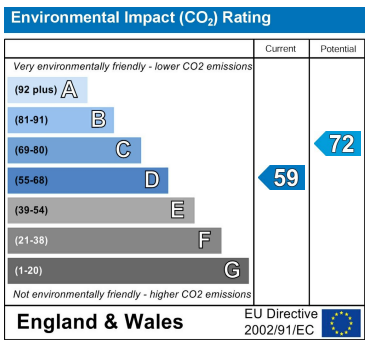
Floor Plan

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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