GORDON
BROWN
SALES & LETTING









24 Mill Vale, Newcastle Upon Tyne, NE15 8HF

£1,050 Per Calendar Month

*** AVAILABLE FROM THE 25TH APRIL 2025 *** is this charming three-bedroom detached house located in the peaceful neighborhood of Wallbottle in Newcastle Upon Tyne. This lovely family home offers spacious and modern living accommodation, with a range of features that are sure to impress. As you enter the property, you are greeted by a bright and welcoming entrance hallway, which leads on to a ground floor wc for your convenience. The dual aspect lounge is a spacious and comfortable living area, perfect for relaxing with family and friends. The open dining kitchen is a true highlight of the property, providing a modern and functional space for cooking, dining and entertaining. A lovely sun room offers additional living space and is perfect for enjoying the natural light that floods the room. Upstairs, the landing leads to a family bathroom/wc and three bedrooms. The master bedroom is particularly impressive, featuring an en suite shower room/wc for added comfort and convenience. Outside, the property benefits from well-maintained gardens to the front and rear. The front garden is mainly laid to lawn, while the rear garden offers a private and secluded space for outdoor entertaining and relaxation. An added benefit of a detached garage to the rear of the property for parking or additional storage. Viewing of Mill Vale is highly recommended, to truly appreciate the quality and charm of this delightful family home. Don't miss the opportunity to make this wonderful property your own!

Entrance Hallway
Access to the home is via a composite double glazed door, staircase leading to the first floor accommodation.

Ground Floor WC
Low level w/c, pedestal hand wash basin, tiled splash back, tiled floor, and radiator.

Lounge
Spacious lounge with UPVC windows overlooking the front and rear aspect, gas central heating radiator.

Kitchen/Dining Area
Modern dining kitchen with a range of high gloss wall and base units, integrated oven. hob and extractor fan, UPVC windows overlooking the front aspect, gas central heating radiator.

Sun Room
Access via the kitchen, with patio doors leading into the private rear yard, UPVC windows and gas central heating radiator.

Main Bedroom
Radiator, window overlooking the front elevation, access into the en-suite shower room.

En-Suite Shower Room/WC
Comprising shower cubicle, built in low level w/c with hand wash basin, partially tiled to the walls and tiled floor. UPVC frosted window.

Bedroom Two
With a gas central heating radiator and UPVC window.

Bedroom Three
Single bedroom with a gas central heating radiator.

Family Bathroom
A lovely three piece bathroom which briefly comprises; low level wc, wash hand basin with mixer tap, and bath with a central mixer tap. Part tiled wall with tiled flooring.

Garage
Detached garage to the rear of the property.

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

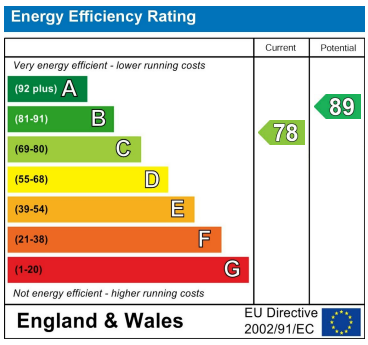
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

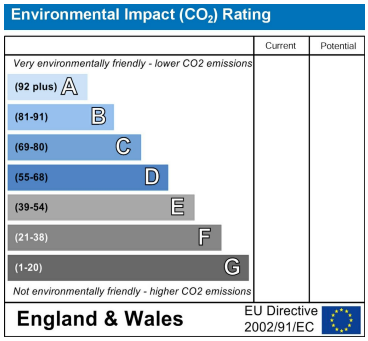
Floor Plan

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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