GORDON BROWN
SALES & LETTING









11 Lanthwaite Road, Gateshead, NE9 6TL

£850 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on a part furnished basis is this well maintained, semi-detached house situated on Lanthwaite Road within this desirable and sought after location. The property is warmed via gas central heating and has the benefit of double glazing throughout. The accommodation briefly comprises of: entrance hallway, bright and airy lounge with a living flame effect fire and bay window which allows a lot of natural light. The large kitchen/diner has an integrated oven, hob, fridge with a freestanding fridge/freezer, washing machine, dishwasher and French doors opening onto the decked sun terrace. The first floor landing provides access into the main bedroom, one further bedroom and the family bathroom. There is a private garden to the rear which is perfect for those Summer evenings and a large driveway to the front providing ample off street parking for two cars. The property also benefits from an attached garage. Viewings are highly recommended to appreciate this lovely home.

Entrance Hallway
With access door to the lounge, kitchen and stairs to leading to the first floor. There is a handy under stairs cupboard ideal for extra storage.

Lounge
Spacious lounge with UPVC bay window overlooking the front aspect, living flame effect wall mounted fire and gas central heating radiator.

Kitchen/Dining Area
Bright and airy kitchen/dining area with French patio door leading the rear external, UPVC window overlooking the side aspect and gas central heating radiator. Integrated oven, hob and extractor fan. Freestanding washing machine, fridge/freezer and dishwasher.

Main Bedroom
Large main bedroom with bay window overlooking the front aspect and gas central heating radiator.

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

Bathroom
Modern family bathroom with separate shower cubicle, low level WC, wash hand basin and bath. Frosted UPVC window for privacy and heated towel rail.

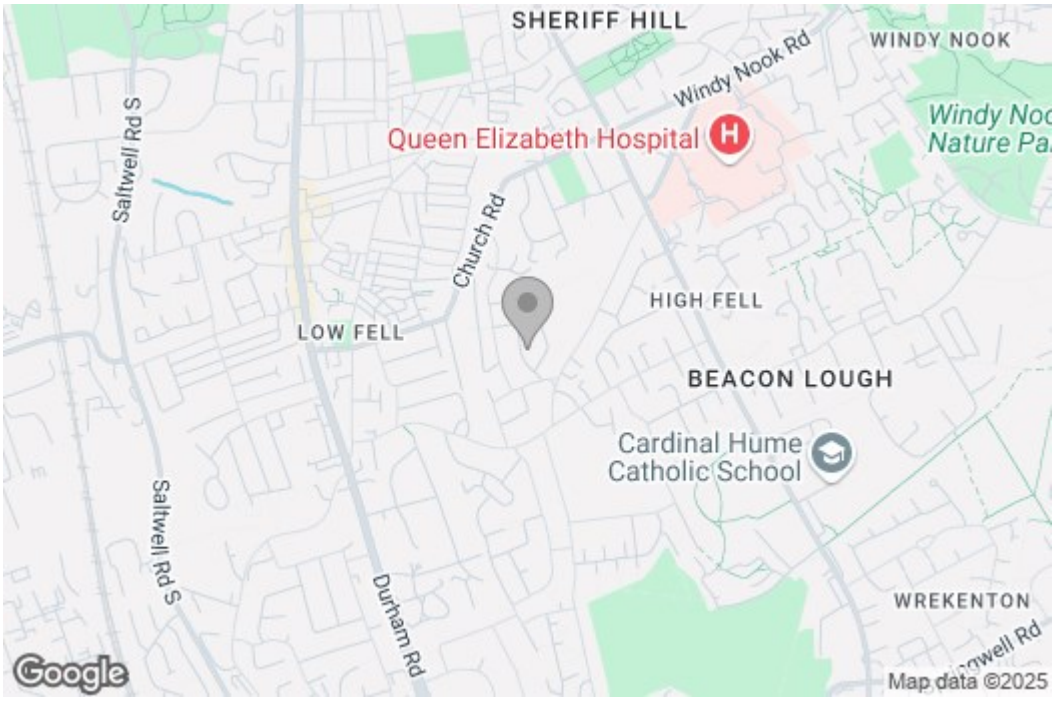
External Areas
To the front the is a large driveway with ample parking for two cars, private rear garden which is laid to lawn.

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

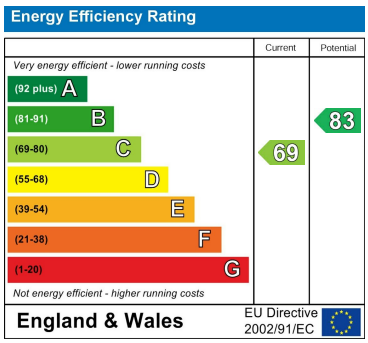
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

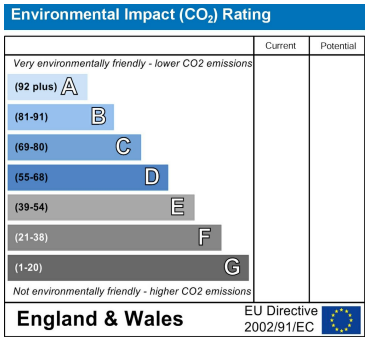
Floor Plan

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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