GORDON BROWN
SALES & LETTING









32 Fisherwell Road, Gateshead, NE10 0RB

£675 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** is this homely, 2 bedroom terraced property situated very close to local amenities and great access for Pelaw Metro which provides excellent commuting links for Newcastle City centre. The accommodation is decorated in neutral tones throughout and will appeal to a variety of tenants. The home benefits from double glazing installed throughout, gas central heating via radiators and also a gas fire. The accommodation briefly comprises of an entrance hallway which give access to the lounge and stairs to the first floor. The dining kitchen has a range of wall and base units, integrated fridge freezer, and storage cupboard. To the first floor there are two double bedrooms and family bathroom. Externally there are low maintenance paved areas to the front and rear which offers ample off street parking. Viewing is highly recommended to avoid disappointment.

Entrance Hallway
With access to the lounge and stairs to the first floor.

Lounge
Airy lounge with UPVC bay window overlooking the front aspect, gas central heating radiator, feature fire with marble hearth and surround and access to the dining kitchen.

Dining Kitchen
With a range of wall and base units, integrated fridge freezer and a handy storage cupboard. There is a UPVC window overlooking and a UPVC door leading to the rear aspect.

Bathroom
Fitted with a white 3 piece suite comprising of low level WC, basin with vanity surround and a bath with a shower over.

Master Bedroom
Spacious master bedroom with UPVC window overlooking the front aspect, gas central heating radiator and built in storage cupboard.

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

External Areas
To the front of the property there is a large gravelled area and to the rear there is a large bricked area which provides ample space for off-street parking.

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

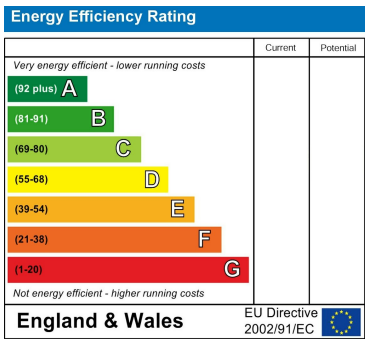
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

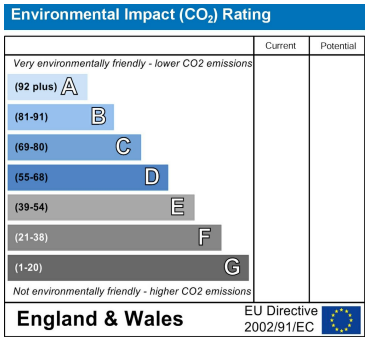
Floor Plan

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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