



15 Edendale Terrace, Gateshead, NE8 4JN

£695

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this two bedroom, ground floor flat situated in the ever popular location of Edendale Terrace. Given that the property is so close to local amenities, transport links and just a stones throw away from Saltwell Park, it's an excellent choice for a wide range of tenants. Briefly comprising of; entrance hallway with doors leading to the main bedroom and lounge, kitchen with integrated oven/hob and a freestanding washing machine which will be gifted to any potential applicants the family bathroom. Externally there is a low maintenance area and a private, enclosed rear patio area which is perfect for those Summer evenings. The property benefits from gas central heating throughout with UPVC double glazing and there is ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors to the main bedroom and the lounge, large storage cupboard and gas central heating radiator.

Lounge

With access doors to the kitchen and second bedroom, storage cupboards, gas central heating radiator and UPVC window overlooking the rear aspect.

Kitchen

With access doors to the family bathroom and rear external, integrated oven and hob, free standing washing machine which will be gifted to the potential tenants. UPVC window overlooking the rear aspect.

Main Bedroom

Spacious and airy main bedroom with a large UPVC bay window overlooking the front aspect and gas central heating radiator.

Family Bathroom

Fitted with a modern low level WC, wash basin and bath with shower over. Frosted UPVC window overlooking the rear aspect and gas central heating radiator.

External Areas

There is a private rear yard and ample on-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

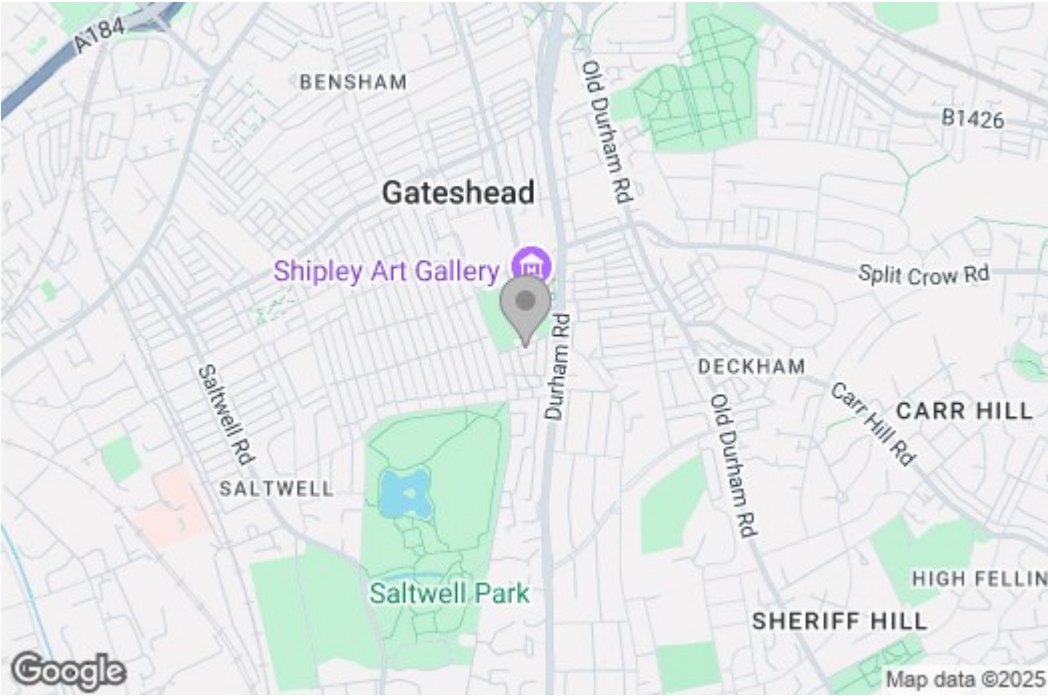
Upfront Costs:

1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

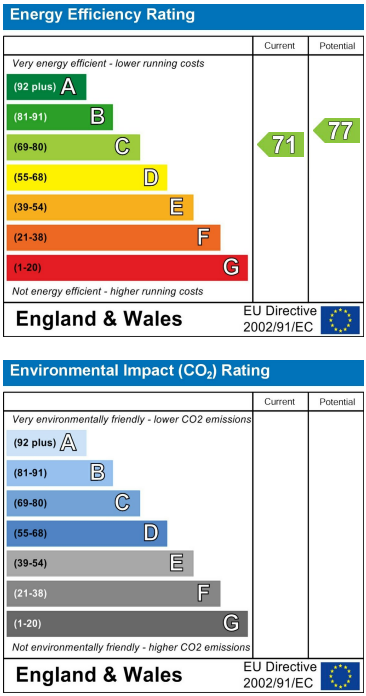
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk