



31 Burney Villas, Gateshead, NE8 3RH

£750 Per Calendar Month

*** AVAILABLE FROM THE 17TH FEBRUARY 2025 *** on an unfurnished basis is this two bedroom, well presented terraced house situated on Burney Villas ideally which is ideally located for local amenities and transport links. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. The accommodation briefly comprises of: entrance hallway, lounge with living flame effect gas fire and kitchen with integrated oven to the ground floor. To the first floor you will find a landing area which provides access to the main bedroom, one further bedroom and the family bathroom. There is a driveway to the front and a low maintenance garden to the rear. Viewings are highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor and access door into the lounge.

Lounge

Spacious lounge with a handy under stairs storage cupboard, living flame effect gas fire with feature surround, gas central heating radiator and UPVC bay window overlooking the front aspect.

Kitchen

Fitted with a range of wall and base units and contrasting work surfaces, integrated stainless steel oven, gas hob and chimney style cooker hood, gas central heating radiator and UPVC door leading to the rear outdoor area.

First Floor

Landing with loft access.

Main Bedroom

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

Bedroom Two

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

Bathroom

Fitted with a low level WC, wash hand basin and bath with shower over.

External

There is a driveway to the front and a low maintenance garden to the rear.

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

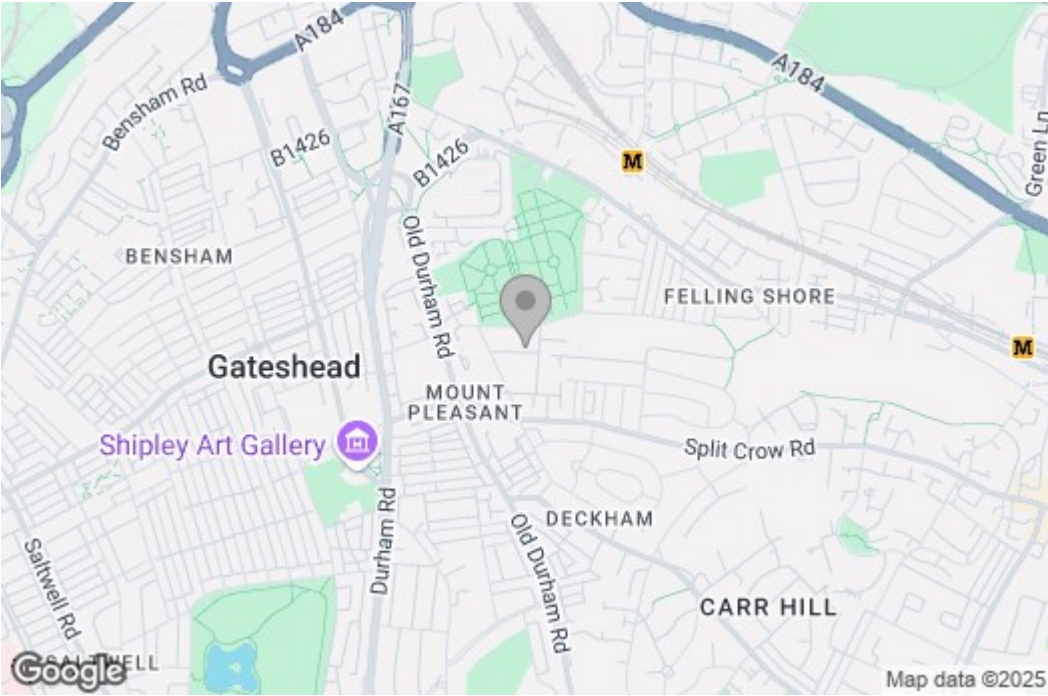
Upfront Costs:

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.

Energy Efficiency Graph

