



4A Stowell Terrace, Gateshead, NE10 0NX

£575 Per Calendar Month

***** AVAILABLE FROM THE 24TH MAY 2024 ***** is this immaculately presented ground floor flat situated on Stowell Terrace which is located within walking distance to the metro station, giving it an ideal location for all transport links. The property is warmed via gas central heating and has the benefit of UPVC double glazing. The spacious accommodation comprises: entrance hallway, master bedroom, one further bedroom, lounge and fantastic kitchen with integrated oven, hob and extractor fan and bathroom. Early viewings are highly recommended to avoid disappointment.

Entrance Hallway

Front entrance door providing access into the hallway with access door to both bedrooms and lounge. Under stairs storage cupboard.

Lounge

Spacious lounge with UPVC window overlooking the rear aspect, gas central heating radiator and handy storage cupboard.

Kitchen

Modern kitchen with a range of wall/base units, integrated oven and hob, UPVC window overlooking the rear aspect and door leading to the private rear yard. Gas central heating radiator.

Bathroom

Family bathroom with 3 piece suite consisting of low level WC, bath and basin, shower over the bath and UPVC window overlooking the rear aspect.

Master Bedroom

Fabulous, spacious master bedroom with UPVC bay window overlooking the front aspect and gas central heating radiator.

Bedroom Two

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

Rear Yard

Private rear yard with access gate to the lane.

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

Material Information

Flood Risk - No Risk

Local Authority - Gateshead Council

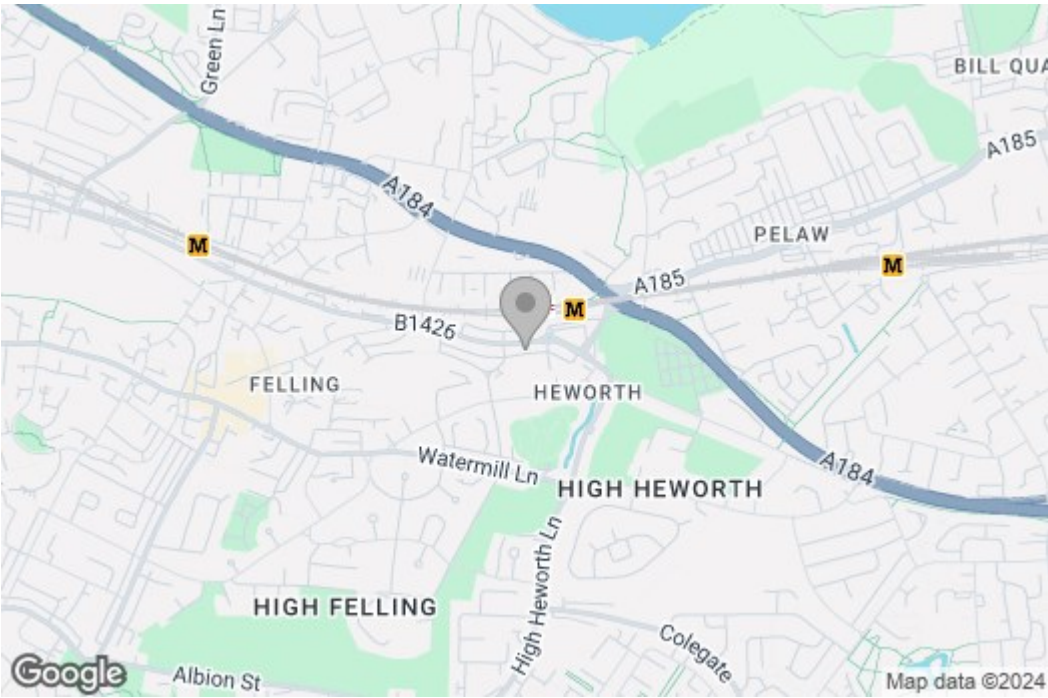
Satellite/Fibre TV Availability - BT, Sky, Virgin

Broadband - Basic, Ultrafast

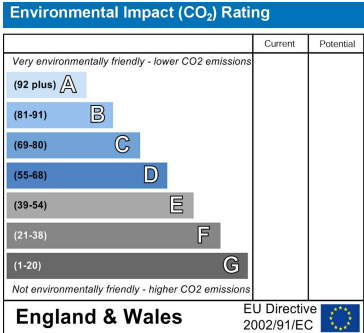
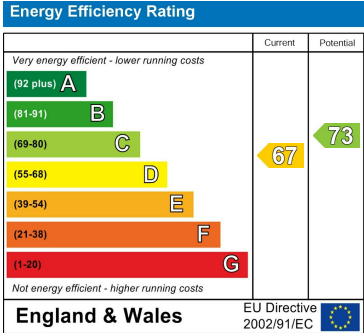
Mobile Coverage - EE, Vodafone, Three, O2

Floor Plan

Area Map



Energy Efficiency Graph



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.