



120 Westbourne Avenue, Walkergate, NE6 4HQ

£695 Per Calendar Month

*** AVAILABLE FROM THE 2ND MAY 2025 *** on an unfurnished basis is this lovely, two bedroom terraced home in the highly popular Westbourne Avenue which is a stone's throw from Waveradale Park. The property is conveniently placed for local amenities, nearby schools as well as road links into Newcastle City Centre with further amenities found in nearby Wallsend Town Centre. Briefly comprising of; entrance hallway, lounge, kitchen, two bedroom and a family bathroom. Externally there is a low maintenance paved and gravelled area, a private rear garden and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access to the lounge and kitchen and stairs leading to the first floor.

Lounge

Bright and airy lounge with dual aspect UPVC windows overlooking the front and rear aspects and gas central heating radiators.

Kitchen

Fitted with a range of wall and base units, UPVC window overlooking the rear aspect and rear door for access into the rear garden.

Main Bedroom

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

Bedroom Two

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

Bathroom

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

External Areas

Low maintenance area to the front with a private rear garden.

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

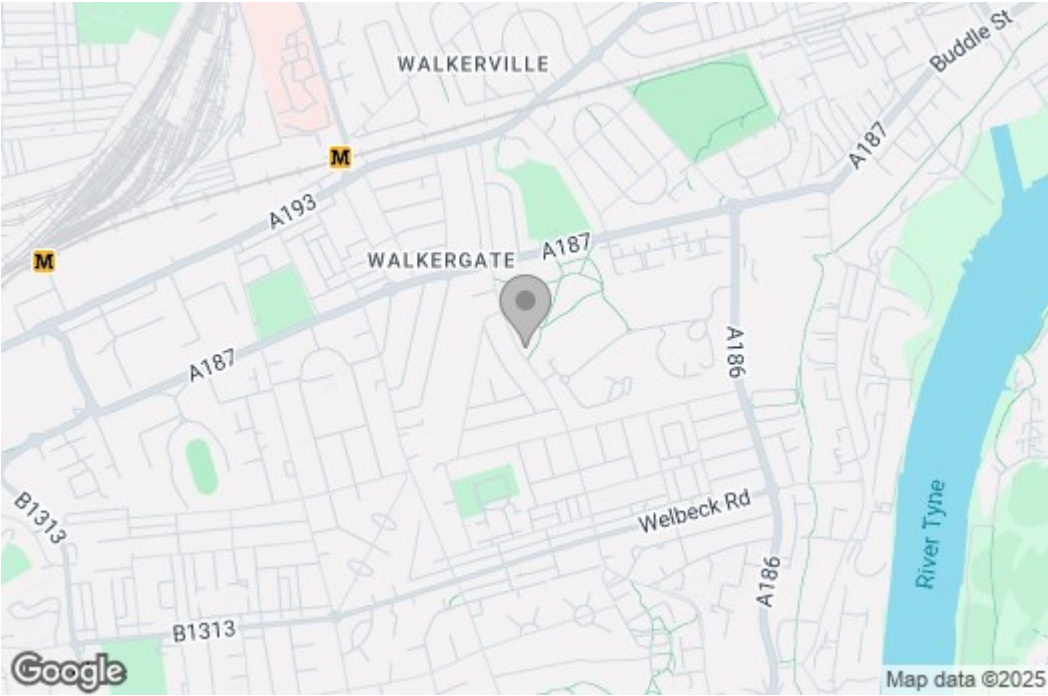
Upfront Costs:

1 Months rent upfront

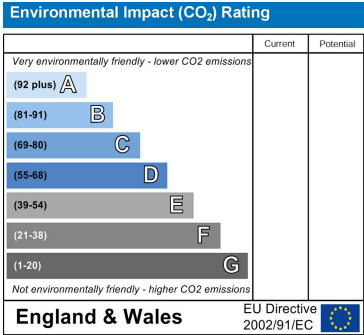
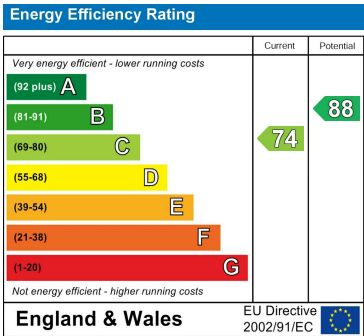
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.