

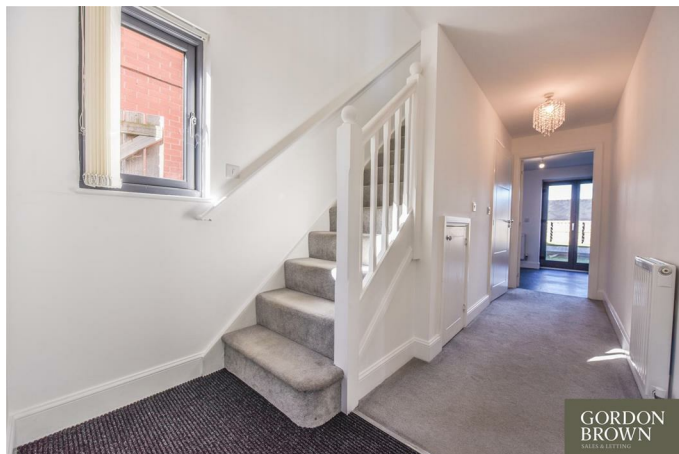


27 William Wailes Walk, Gateshead, NE9 5EW

£1,350 Per Calendar Month

*** AVAILABLE FROM THE 2ND JUNE 2025 *** is this immaculately presented four bedroom semi-detached house on the ever popular development of Park View. The property is ideally located for transport links, shops and restaurants. The house is warmed via gas central heating and has the benefit of double glazing. The spacious accommodation comprises: entrance hallway, ground floor w/c, sitting room, dining kitchen with an integrated oven, fridge/freezer, bi-folding doors open onto the rear sun terrace which is perfect for those Summer evenings. The first floor landing provides access into the living room with French doors and Juliet balcony, family bathroom and one bedroom. The second floor landing has loft access and built in storage, and allows access into the master bedroom with an en-suite shower room and a Juliet balcony, one further double bedroom and an office/nursery offering fabulous views. There is a low maintenance garden to the front and a garden to the rear which has a lawn, Astro turf lawn and a raised decked sun terrace. A single garage and car port provides off street parking. Viewings are highly recommended to appreciate this substantial family home.

Entrance Hallway



A composite front entrance door provides access into the hallway with under stair storage, a radiator, window overlooking the side aspect and a staircase leads to the first floor.

Ground Floor W/C



Low level w/c, pedestal hand wash basin with a tiled splash back, radiator, window overlooking the side aspect.

Dining Kitchen



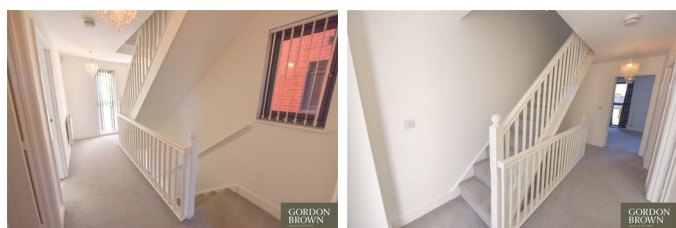
Base and eye level units with contrasting work surfaces, integrated eye level oven, gas hob and a chimney style cooker hood, integrated fridge/freezer, one and a half bowl stainless steel sink, under bench housing for a dishwasher and a washing machine, luxury vinyl flooring, radiator, Bi-folding doors opening onto the rear garden.

Sitting Room



Radiator, window overlooking the front aspect.

First Floor



Landing with a radiator, windows overlooking the front and side elevations, staircase leading to the second floor landing.

Lounge



Radiator, window and French doors with a Juliet balcony overlooking the rear elevation offering lovely views.

Family Bathroom



Panelled bath with a mixer tap shower, low level w/c,

pedestal hand wash basin with a tiled splash back, radiator, integrated spotlights and an extractor.

Bedroom Three

Radiator, window overlooking the front elevation.

Second Floor

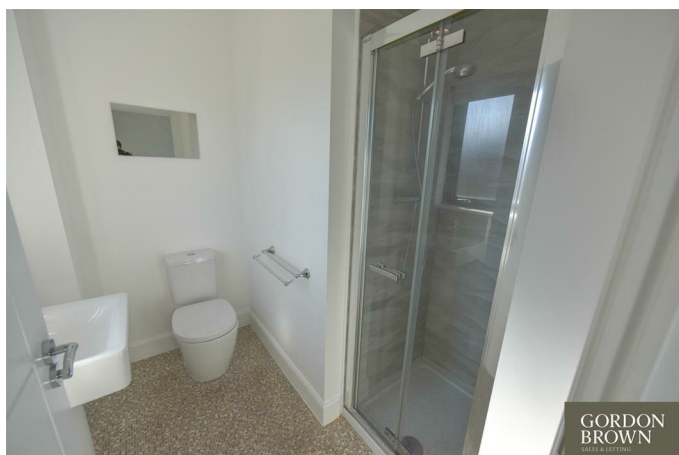
Landing with loft access, built in storage cupboard housing a Potterton boiler, built in storage cupboard housing the tank, window overlooking the side elevation.

Main Bedroom



Radiator, French doors and a Juliet balcony overlooking the front elevation, access into the en-suite.

En-Suite



Walk in shower unit, low level w/c, pedestal hand wash basin with a tiled splash back, vinyl flooring, radiator, window overlooking the front elevation.

Bedroom Two



Radiator, window overlooking the rear elevation offering stunning views.

Bedroom Four/Office



Radiator, window overlooking the rear elevation offering spectacular views.

External Areas



There are low maintenance gardens to the front and the rear with a lovely Westerly facing sun deck to the rear. A single garage and car port provide the home with ample 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

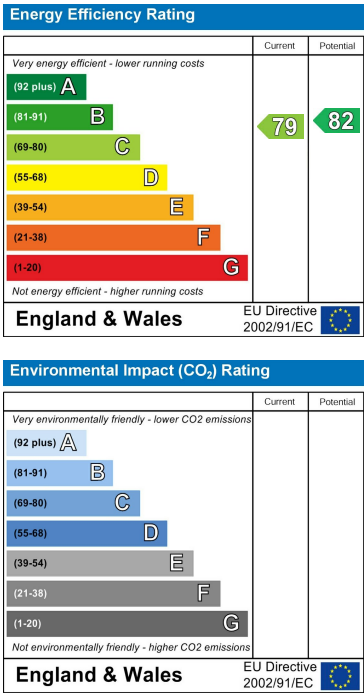
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



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