



## 6 Southend Terrace, Gateshead, NE9 6QL

£725 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this well-presented two-bedroom first-floor flat located on Southend Terrace which is ideally located with just a five minute walk to the QE Hospital and Low Fell. Briefly comprising of; entrance hallway with stairs leading to the first floor, lounge, kitchen, two bedrooms and the family bathroom. The property is heated via gas central heating and has double glazing throughout. One of the standout features of this property is the impressive 51ft garden, a rare find for a flat, offering a wonderful outdoor space for relaxation or entertaining. There is a parking space for one car and and permit parking is available. Early viewing is highly recommended to avoid disappointment.

## Entrance Hallway

With stairs leading to the first floor.

## Lounge



Bright and airy lounge with a UPVC bay window overlooking the front aspect. The property does have a feature fire however, this is non functional and is for decorative purposes only. The lounge also benefits from a large, built in storage unit.

## Breakfasting Kitchen



Fitted with a range of modern wall and base units, a free standing cooker with hob to top, extractor fan and a free standing washing machine.

## Main Bedroom



Bright and airy main bedroom with the benefit of a built in wardrobe and a UPVC window overlooking the rear aspect.

## Bedroom Two



Good sized second bedroom with a UPVC window overlooking the front aspect.

## Bathroom



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

## External Areas



Impressive, private rear garden and parking space for one car. Permit parking is also available.

## 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:**

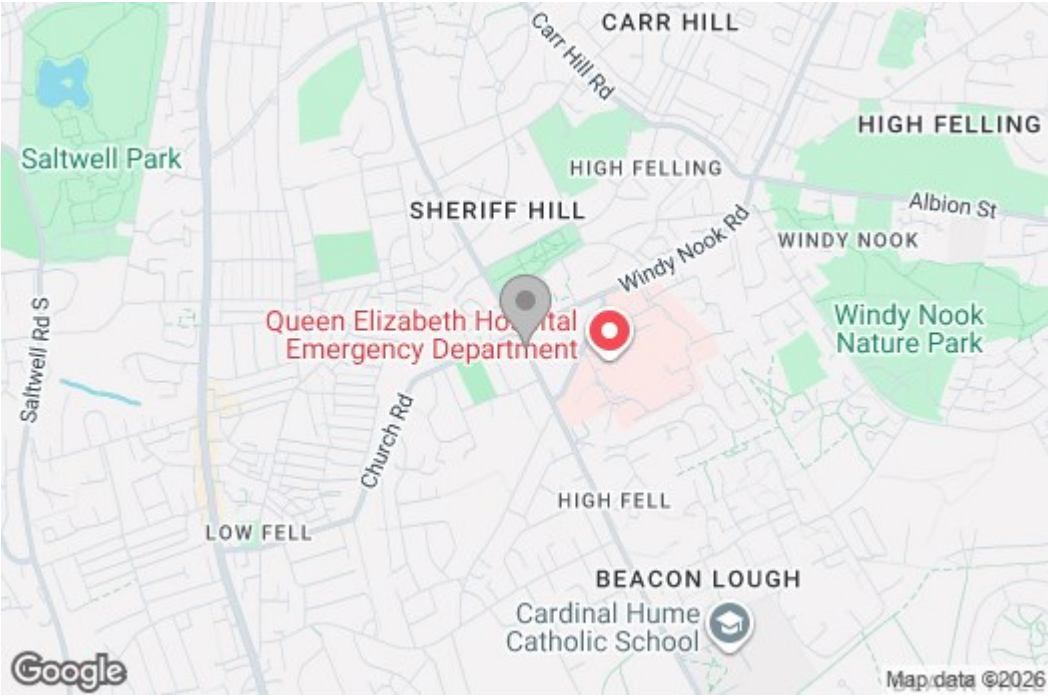
1 Months rent to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

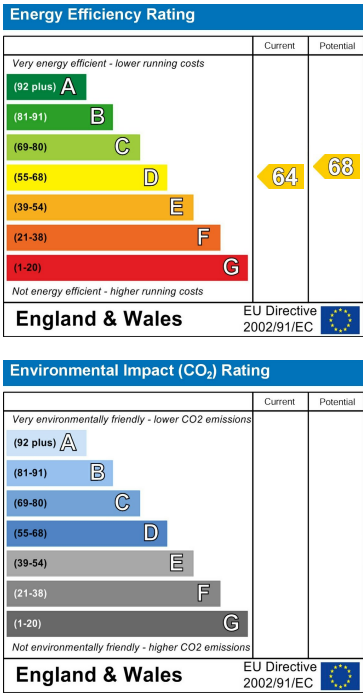
Floor Plan



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.