GORDON
BROWN
SALES & LETTING









34 Wigmore Avenue, Newcastle Upon Tyne, NE6 2LU

£700 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis this two bedroom terraced family home on the ever popular Wigmore Avenue in Walker which has has recently undergone a complete refurbishment throughout. The property is ideally located for local amenities, transport links and access to the A19, Coast Road and Newcastle City Centre. Briefly comprising of lounge, kitchen, two bedrooms and a family bathroom. The property is warmed via gas central heating and has UPVC windows throughout. Externally there are gardens to the front and rear and ample on-street parking available. Early viewing is recommended to avoid disappointment.

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

Lounge
Spacious lounge with dual aspect UPVC windows overlooking the front and rear allowing lot's of natural light.

Kitchen
Fitted with a range of brand new wall and base units along with an integrated oven, hob and extractor fan.

Main Bedroom
Bright and airy main bedroom with dual UPVC windows overlooking the rear aspect.

Bedroom Two
Good sized second bedroom with a UPVC window overlooking the rear aspect.

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

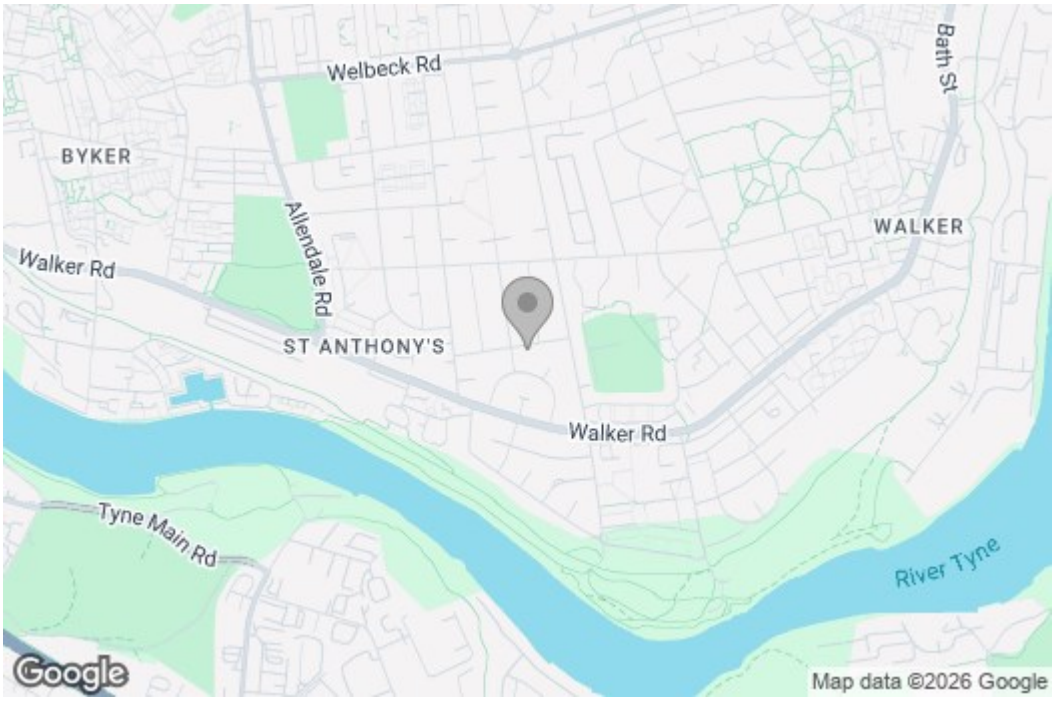
External Areas
The fromt garden is laid to lawn and there is a large, private rear garden which does need work. Ample on-street parking is available.

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

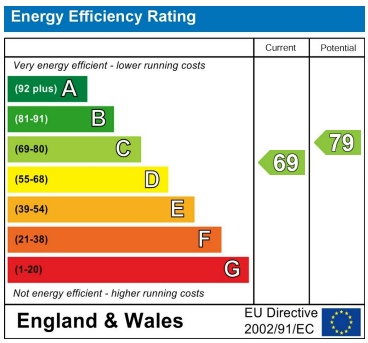
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

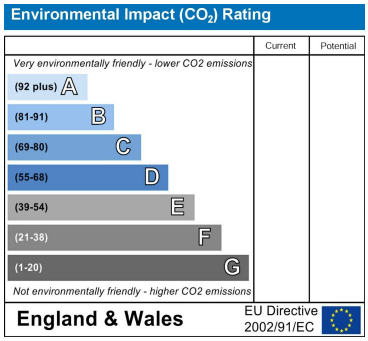
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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