GORDON BROWN
SALES & LETTING









59 King Street, Gateshead, NE10 0RE

£650 Per Calendar Month

*** AVAILABLE FROM THE 1ST AUGUST 2022 *** is this homely, 2 bedroom semi detached property. Situated very near to local amenities and great access for Pelaw Metro which provides excellent commuting links for Newcastle City centre. The accommodation has been recently redecorated in neutral tones and will appeal to a variety of tenants. The house benefits from double glazing installed throughout, gas central heating via radiators and also a gas fire. The accommodation briefly comprises of an entrance hallway which give access to the spacious lounge and kitchen which has an option for a separate dining area or utility room. Upstairs there is a landing which gives access to two double bedrooms with built in storage cupboards and a newly refurbished, modern bathroom/WC. Externally there are low maintenance paved areas to the front and rear. Viewing is highly recommended to avoid disappointment.

Lounge
Neutral decor, central heating radiator, gas fire and UPVC window to front aspect

Kitchen
Spacious kitchen with separate utility/dining area, range of wall/base units, UPVC window and central heating radiator

Bathroom
Recently refurbished, modern bathroom with over the bath shower, UPVC windows, gas central heating radiator

Master Bedroom
Spacious and neutrally decorated with two built in storage spaces, UPVC windows, gas central heating radiator

Bedroom 2
Spacious double bedroom, neutral decoration, built in storage space, UPVC window, gas central heating radiator

Rear External
Large, private, paved area

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

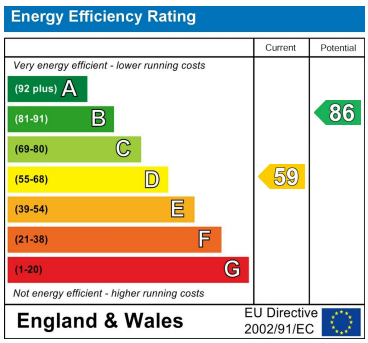
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

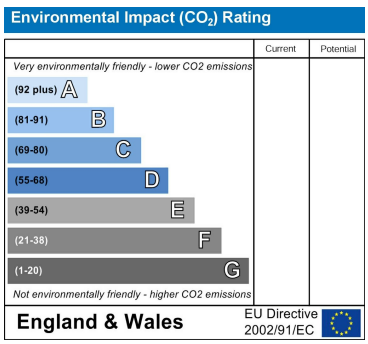
Floor Plan

Area Map



Energy Efficiency Graph





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