



9 Bayswater Road, Felling, Gateshead, Tyne & Wear, NE8 3UP

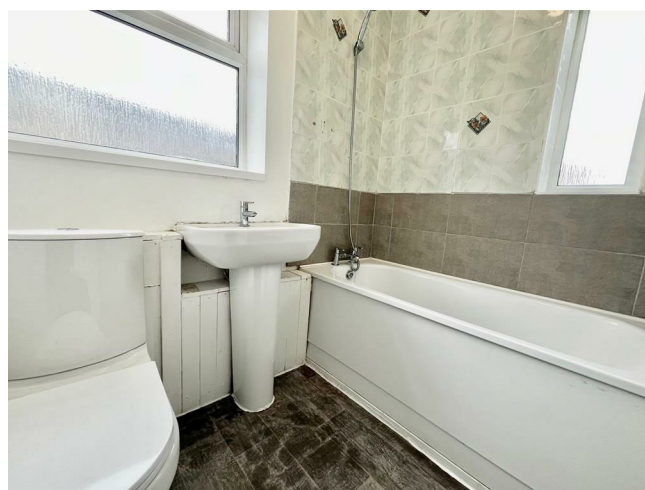
£750 PCM





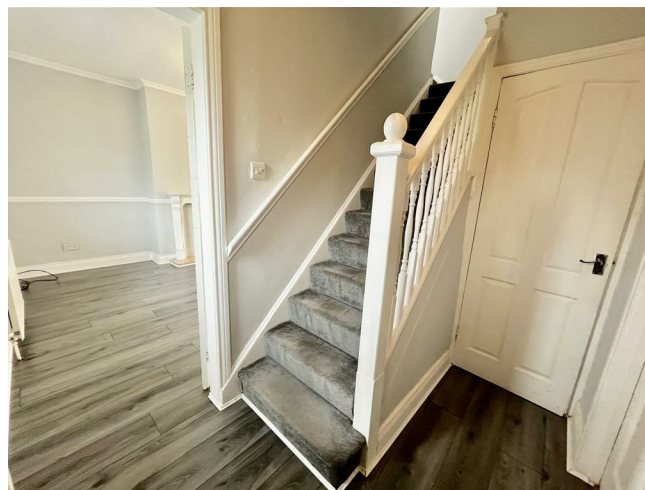
## Key features

- TWO BEDROOM HOME
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE WITH CONSERVATORY
- BATHROOM WITH SHOWER
- MODERN NEUTRAL DECOR THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL FAMILY HOME
- GREAT TRANSPORT LINKS
- AVAILABLE IMMEDIATELY



## Description

We offer to the rental market, this great family home located in Felling, Gateshead. The property is immediately available and comes with the benefit of gas central heating and UPVC double glazing. The property comprises of a spacious lounge leading to the conservatory, modern fitted kitchen and bathroom to the ground floor. To the first floor, there are two double bedrooms with storage and externally there is a garden to the front and to the rear is paved. Viewing highly recommended.





#### ENTRANCE HALL

Spacious entrance hall with central heating radiator, laminate flooring and UPVC windows.

#### LOUNGE

13'10" x 11'4"

UPVC window overlooking the front elevation, patio doors to leading the conservatory, central heating radiator and storage housing the meters

#### KITCHEN

10'9" x 5'11"

Range of grey coloured wall and floor units with contrasting work tops, stainless steel sink unit with mixer tap, electric fan oven, stainless steel gas hob with cooker hood above, UPVC window and lino to the floor.

#### BEDROOM ONE

13'8" x 10'4"

Having a built in wardrobe, central heating radiators and UPVC window dual aspect

#### BEDROOM TWO

13'7" x 7'7"

Having a UPVC dual aspect window, central heating radiators and a storage cupboard

#### BATHROOM

6'7" x 4'11"

Low level w.c, pedestal wash basin, panelled bath with stainless steel shower mixer tap, tiling to the walls and floor, central heating radiator, UPVC windows.











#### CONSERVATORY

11'7" x 10'10"

Having laminate flooring and French doors leading out to the garden.

#### EXTERNAL

Lawned garden to the front and to the rear there is paved yard leading around to the side of the property

#### DISCLAIMER


One months rent in advance = £750.00

One months rent as a damage deposit = £750.00


To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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