



24 Wesley Street, Low Fell, Gateshead, Tyne & Wear, NE9 5YN

£795 PCM

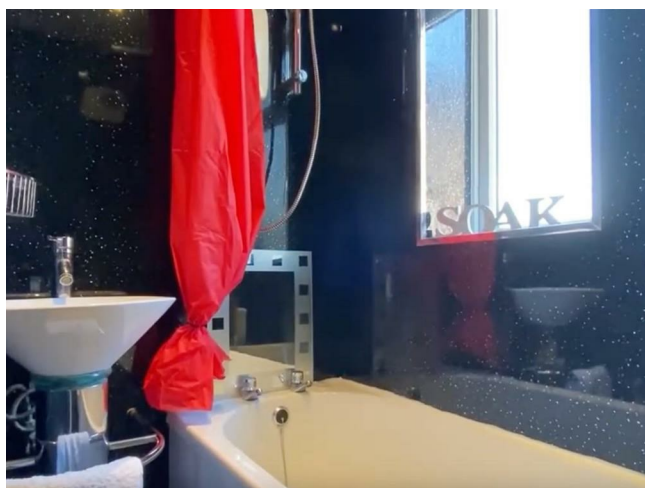
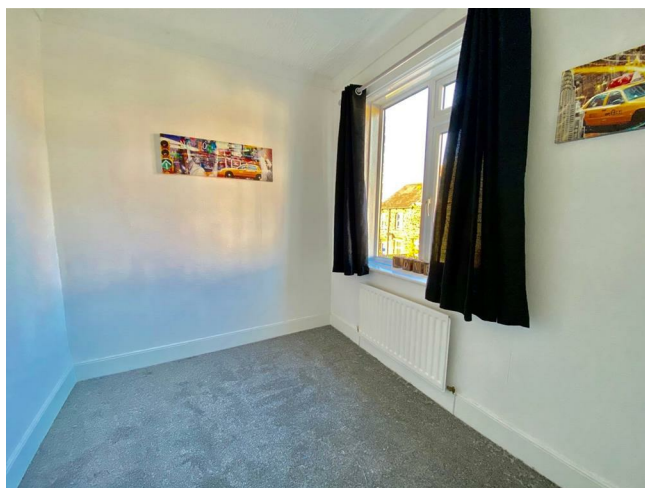


Key features

- UPSTAIRS FLAT
- THREE BEDROOMS
- PRIVATE REAR YARD
- UNFURNISHED
- CENTRAL LOCATION
- IDEAL FOR LOCAL AMENITIES
- GOOD DECORATIVE ORDER
- AVAILABLE NOW TO VIEW
- REAR FACING LOUNGE
- MODERN KITCHEN AND BATHROOM

Description

A prime location in central Low Fell, we offer to rent this spacious Upper Flat. The property comes warmed with gas central heating and has the benefit of double glazing. Located close to bus and transport links with the local High Street being within walking distance. The entrance hall leads to the first floor landing, rear facing lounge, fitted kitchen and bathroom with shower. There are three bedrooms and to the rear of the property lies a private yard area with storage.



ENTRANCE

Stairs leading to the first floor landing, store cupboard and loft access.

LOUNGE

Located to the rear of the property and having a feature fire place with electric fire, wall lights, picture rail, central heating radiator and UPVC window. Internal door leading to the kitchen.

KITCHEN

Birch coloured wall and floor units, integral stainless steel sink unit with mixer tap, wall mounted central heating boiler, electric oven and hob, UPVC window, part tiled, cooker hood, laminate flooring, central heating radiator, internal door to bathroom and exit out to the rear.

BATHROOM

Modern white suite comprising of a panelled bath with shower over, modern hand wash basin with mixer tap, UPVC window, black sparkle cladding and central heating radiator

BEDROOM ONE

UPVC window and central heating radiator.

BEDROOM TWO

Located to the rear and having a UPVC window and central heating radiator.

BEDROOM THREE

UPVC overlooking the front elevation, central heating radiator and UPVC window.







EXTERNAL

There is a private yard to the rear with under stair storage and gated access.

DISCLAIMER LETTINGS


WE REQUIRE

Two month's rent in advance = £1590


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) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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