



54 Redemarth, Leam Lane, Gateshead, Tyne & Wear, NE10 8PR

£750 PCM



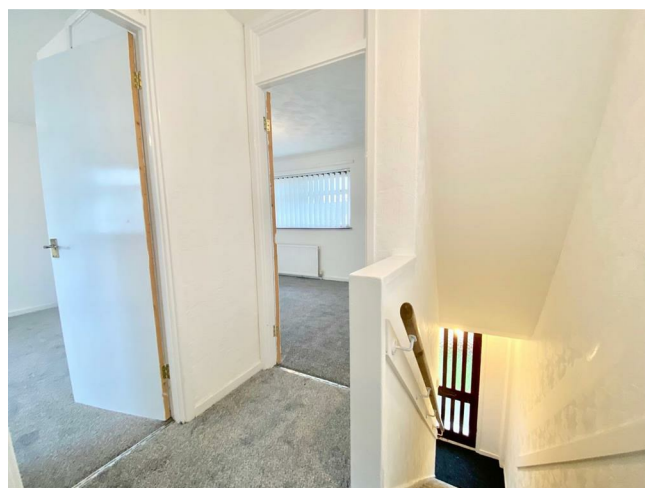
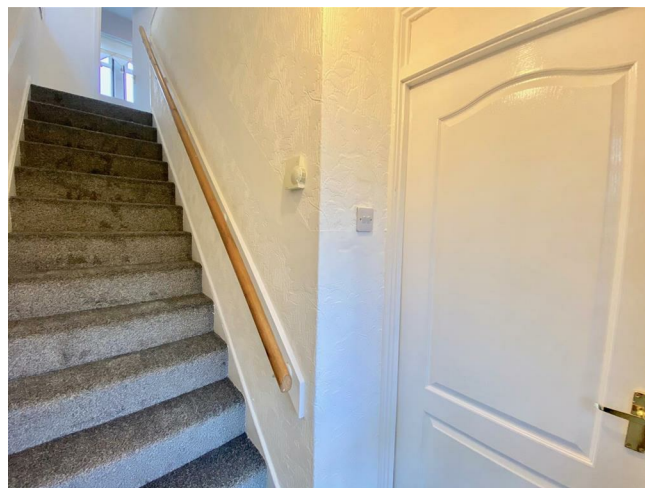
Key features

- GREAT OUTDOOR SPACE
- MODERN KITCHEN
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- CONSERVATORY
- MODERN NEUTRAL DECOR
- WET ROOM
- GOOD LOCATION CLOSE TO SCHOOLS
- AVAILABLE JUNE
- VIEWING HIGHLY ADVISED



Description

We offer to let this two bedroom semi-detached property in Gateshead. The property is offered on a unfurnished basis and comes with the benefit of gas central heating and UPVC double glazing. The property benefits from a modern kitchen, grey carpets and neutral decor. Great location close to local shops, schools and transport links. To the front there is a small front garden and a enclosed garden lies to the rear. Viewing comes highly recommended.



ENTRANCE HALLWAY

The entrance hallway leading through to the lounge, with grey carpets and neutral decoration.

LOUNGE

14'9 x 11'6

Spacious lounge with grey carpets, neutral decoration to a high standard with feature fireplace.

KITCHEN/DINER

17'11 x 8'3

Modern newly refurbished kitchen comprising of white floor and wall units with long silver handles, grey worktops and chrome sink with drainer. The kitchen has light laminate flooring and neutral decoration to a high standard. The appliances include a chrome oven, gas chrome hob, and chrome extractor hood.

CONSERVATORY

9 x 8'8

The conservatory has light laminate flooring, appears very light and airy leading to the rear garden area with large French door.

LANDING

The landing has wooden handrail, appealing grey carpets and neutral decoration.

WETROOM

7'7 x 5'5

The property benefits from a wet room with two UPVC frosted glass windows allowing natural light. The flooring is lino in a neutral colour. There is a white low level toilet with chrome push button flush, sink with hot and cold taps and wall mounted white shower.







BEDROOM ONE

15 x 9'2

Bedroom one is neutrally decorated with grey carpets and a white UPVC window and central heating radiator. The bedroom benefits from a storage cupboard.

BEDROOM TWO

11'2 x 10'3

Bedroom two is decorated in neutral colours with grey carpets and white UPVC window. There is a storage cupboard and the boiler for the property is stored here.

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £750

One month's rent as a damage deposit = £750


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		75
(55-68) D	60	
(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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