

168 Eastbourne Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4NL  $\pounds 650$  Per Calendar Month



## Key features

- TWO BEDROOM FLAT
- RECENTLY REFURBISHED
- MODERN FITTED KITCHEN
- TWO SPACIOUS BEDROOMS
- NEUTRAL DECOR THROUGHOUT
- WELL PRESENTED FAMILY BATHROOM
- GOOD TRANSPORT LINKS
- CLOSE TO SALTWELL PARK
- CLOSE TO LOCAL PRIMARY SCHOOLS
  AND SHOPS
- AVAILABLE IMMEDIATELY

## Description

We welcome to the market this RECENTLY REFURBISHED two bedroom ground floor flat in Bensham, Gateshead. Located close to Saltwell Park, with great transport links to Gateshead and Newcastle city centre. The property is offered on an unfurnished basis and comes with gas central heating and UPVC double glazing. The entrance hall leads through to the spacious lounge, the modern fitted kitchen, with a well presented family bathroom and two good size bedrooms. With neutral modern decor throughout, the property is well presented. Available immediately, early viewing is recommended.







ENTRANCE HALL 13'2 x 3'3

LOUNGE 15'11 x 12'5

KITCHEN 11'8 x 7'9

BEDROOM ONE 13'6 x 12'10

BEDROOM TWO 14'10 x 7'5

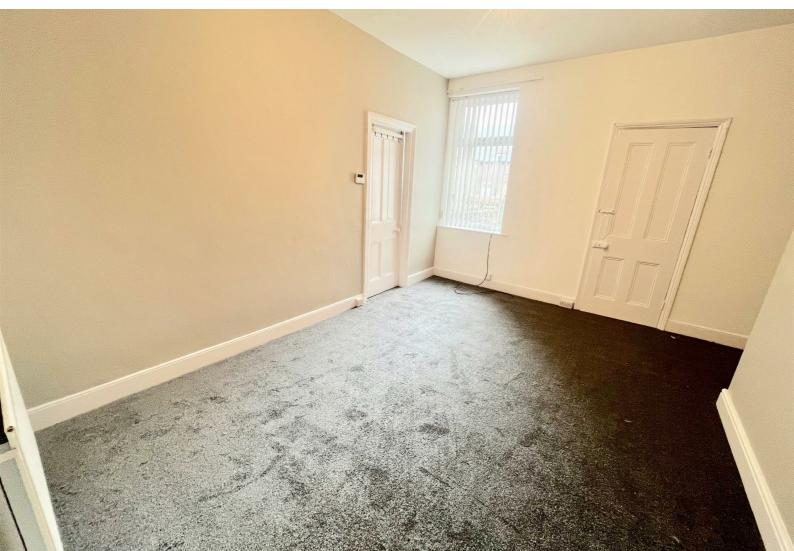
SHOWER ROOM 6'11 x 5'6

EXTERNAL

DISCLAIMER LETTINGS





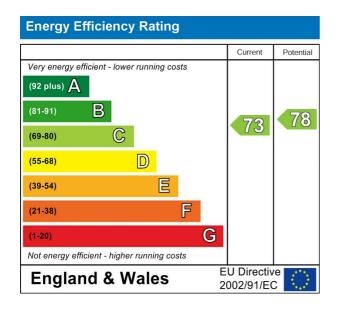




WE REQUIRE One month's rent in advance =  $\pounds650$ One month's rent as a damage deposit =  $\pounds650$ 

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.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions	:	
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		

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