



168 Eastbourne Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4NL

£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 = £650

One month's rent as a damage deposit = £650


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	73	78
(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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