



11 Brack Terrace, Bill Quay, Gateshead, Tyne & Wear, NE10 0TT

£695 PCM



Key features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- IDEAL FOR BUS AND METRO LINKS
- REAR FACING LOUNGE
- WOOD FLOORING
- MODERN FITTED KITCHEN WITH COOKING APPLIANCES
- CLOSE TO LOCAL AMENITIES
- SHARED YARD
- AVAILABLE END OF JULY
- VIEWING ADVISED



Description

Nestled in the charming Brack Terrace of Bill Quay, Gateshead, this delightful ground floor flat is a gem waiting to be discovered. Boasting a modern interior with two cosy bedrooms, this apartment is perfect for those seeking comfort and convenience.

As you step inside, you'll be greeted by a stylishly designed living space, ideal for relaxing or entertaining guests. The rear-facing lounge offers a tranquil retreat from the hustle and bustle of everyday life, providing a peaceful sanctuary to unwind.

The property features a well-equipped kitchen complete with modern cooking appliances, perfect for whipping up delicious meals to enjoy in the comfort of your new home. With easy access to road, bus, and metro links, this apartment offers the ultimate convenience for those on the go.

Don't miss out on the opportunity to make this lovely flat your own and experience the best of Gateshead living.



DESCRIPTION

A lovely ground floor flat conveniently located in the Bill Quay area of Gateshead. The property is undergoing a redecoration program and is immediately available. The property has gas central heating and UPVC double glazing and located close to local amenities, bus and transport links. The property has laminate flooring throughout and comes with a rear facing lounge, fitted kitchen with cooking appliances, bathroom with shower and two good size bedrooms. There is a shared yard located to the rear.

HALLWAY

Entrance lobby leading into hall with laminate flooring, dado rail and under stair storage cupboard.

LOUNGE

14'3" x 12'7"

Located to the rear of the property and having laminate flooring, central heating radiator, UPVC window and a feature electric fireplace with surround.

KITCHEN

8'10" x 7'5"

White modern fitted kitchen with white wall and floor units, laminate effect work surfaces, integral stainless steel sink unit with mixer tap, gas stainless steel hob, laminate flooring, plumbing for automatic washing machine. electric oven, cooker hood, part tiled, UPVC window and UPVC door leading out to the rear yard.

BEDROOM ONE

14'4" x 13'11"

Positioned to the front of the property and having laminate flooring, UPVC windows and central heating radiator.

BEDROOM TWO

10'9" x 8'1"

Laminate flooring, central heating radiator and UPVC window.







BATHROOM

8'8" x 7'5"

Spacious room having a white suite which comprises of a panelled bath with shower over, pedestal wash basin, low level w.c., towel radiator, storage cupboard housing the boiler, part tiled and UPVC window.

EXTERNAL

Shared yard to the rear of the property.

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £695

One month's rent as a damage deposit = £695


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	71	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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