



313 Brighton Road, Bensham, Gateshead, Tyne & Wear, NE8 4SA

£650 Per Calendar Month



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- REAR FACING LOUNGE
- FITTED KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- AVAILABLE NOW
- VIEWING RECOMMENDED



Description

Welcome to this charming ground floor flat located on Brighton Road in Gateshead.

This delightful property boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office. The 1,023 sq ft of living space provides ample room for comfortable living.

Built in 1903, this property exudes character and history, offering a unique charm that is hard to find in newer builds. The primary school opposite is ideal for families with young children, providing convenience and ease for the morning school run.

Situated in a prime location, this flat benefits from great transport links, making commuting a breeze for professionals or those who enjoy exploring the surrounding areas.

Don't miss out on this fantastic opportunity - this property is available now for those looking to make a move into a well-connected and characterful home.



ENTRANCE HALL

15'1 x 3'3

LOUNGE

14'10 x 12'5

KITCHEN

11 x 7'9

BEDROOM ONE

16'10 x 12'7

BEDROOM TWO

14'10 x 7'3

BATHROOM

7'9 x 7

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 week's 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	70	77
(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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