



164 Kingsway, Sunnyside, Gateshead, Tyne & Wear, NE16 5XA

£595 PCM





## Key features

- GROUND FLOOR FLAT
- UNFURNISHED BASIS
- AVAILABLE NOW
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- GREAT LOCATION
- VIEWINGS ADVISED



## Description

We welcome to the rental market this well presented two bedroom lower flat on Kingsway in Sunnyside. Having a popular location with excellent access to Whickham and Sunnyside village centres. Good local transport links. The property briefly comprises of entrance hallway, spacious lounge, fitted kitchen, two double bedrooms and a family bathroom/w.c. Externally there is a rear garden laid to gravel beds and on-street parking.



ENTRANCE HALL

LOUNGE

10'5" x 12'2"

KITCHEN

8'9" x 6'9"

BATHROOM

6'9" x 6'9"

BEDROOM ONE

12'8" x 9'6"

BEDROOM TWO

10'0" x 9'8"

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE












One month's rent in advance = £595

One month's rent as a damage deposit = £595


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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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