



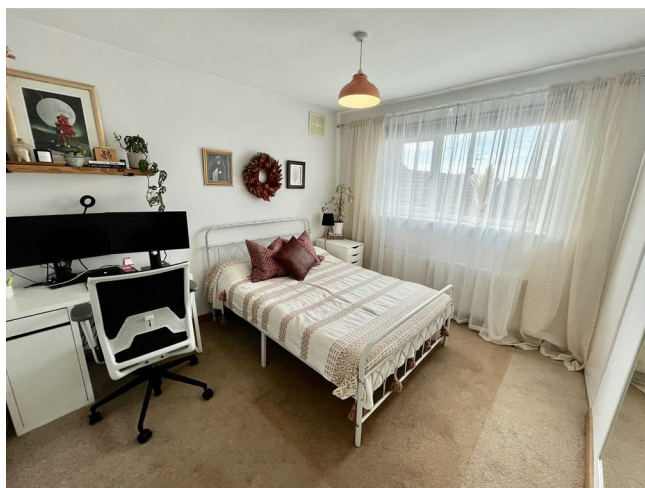
16 Millford, Leam Lane, Gateshead, Tyne & Wear, NE10 8DL

£1,000 Per Calendar Month



Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- MODERN BATHROOM
- LARGE GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OPPOSITE PRIMARY SCHOOL
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED



Description

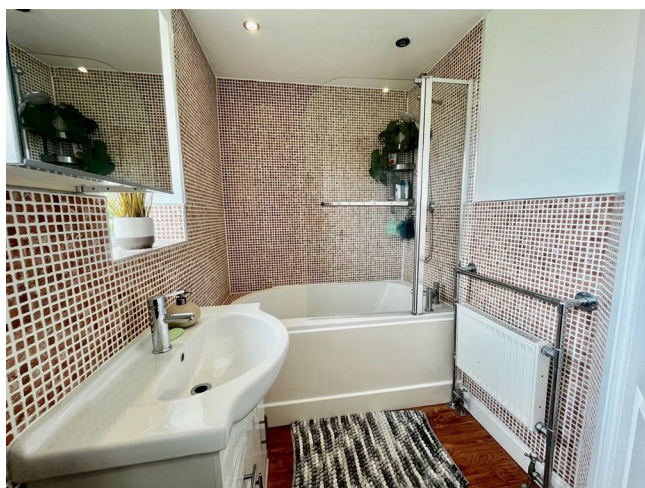
Nestled in the charming Millford area of Leam Lane, Gateshead, this delightful semi-detached house is a true gem waiting to be discovered. Boasting three cosy bedrooms, a spacious reception room perfect for entertaining guests, and a modern bathroom, this property offers comfort and style in equal measure.

One of the standout features of this lovely home is the kitchen's underfloor heating, ensuring your toes stay toasty warm even on the chilliest of mornings. Imagine whipping up your favourite meals in this inviting space, with the added luxury of underfloor heating making it a joy to cook and bake to your heart's content.

Step outside into the large garden, a tranquil oasis where you can unwind after a long day or host al fresco gatherings with family and friends. The perfect spot for green-fingered enthusiasts to let their gardening skills flourish or for little ones to play to their heart's content.

Conveniently located, this property offers great transport links, making commuting a breeze whether you're heading to work or exploring the nearby areas. With easy access to public transport and major roadways, you'll have the freedom to venture out and about with ease.

Don't miss out on the opportunity to make this charming semi-detached house your new home. Book a viewing today and discover the endless possibilities that await you in this wonderful property in Millford, Leam Lane.



ENTRANCE HALLWAY

5'10 x 5'10

LOUNGE

17'11 x 13

KITCHEN/DINER

17'11 x 12'8

LANDING

BEDROOM ONE

12'9 x 10'10

BEDROOM TWO

10'9 x 10

BEDROOM THREE

8'6 x 7'1

BATHROOM

11'1 x 6'1







EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £1,000

One month's rent as a damage deposit = £1,000

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		
(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	

70

85

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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