



1 Millford, Leam Lane Estate, Gateshead, Tyne & Wear, NE10 8JH

£900 PCM

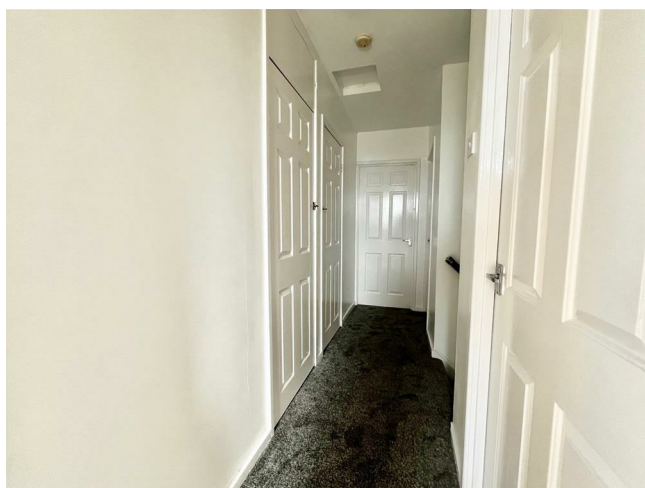


Key features

- THREE BEDROOM HOUSE
- UNFURNISHED BASIS
- GREAT LOCATION
- SPACIOUS LOUNGE WITH BAY WINDOW
- MODERN KITCHEN
- THREE GOOD SIZE BEDROOMS
- WELL PRESENTED FAMILY BATHROOM
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING IS RECOMMENDED

Description

We welcome to the market this great three bedroom family home, located on this popular estate within Leam Lane. The property is offered on an unfurnished basis and available immediately. The property briefly comprises of a bright entrance hallway, spacious lounge with bay window, modern breakfasting kitchen, first floor landing, three good size bedrooms and a family bathroom. Externally, the property benefits from gardens to the front, side and rear. The rear garden also provides off street parking. With double glazing and gas central heating throughout. Early viewing is recommended.



ENTRANCE HALL

LOUNGE
17'3" x 13'3"

KITCHEN
12'5" x 8'

DINING
9'8" x 9'7"

FIRST FLOOR LANDING

BEDROOM ONE
12'11" x 11'3"

BEDROOM TWO
11'3" x 9'9"

BEDROOM THREE
8'9" x 7'4"







BATHROOM

7'10 x 5'5

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £900

One month's rent as a damage deposit = £900

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.

Millford



Ground Floor

First Floor

Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	
<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		85
(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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