



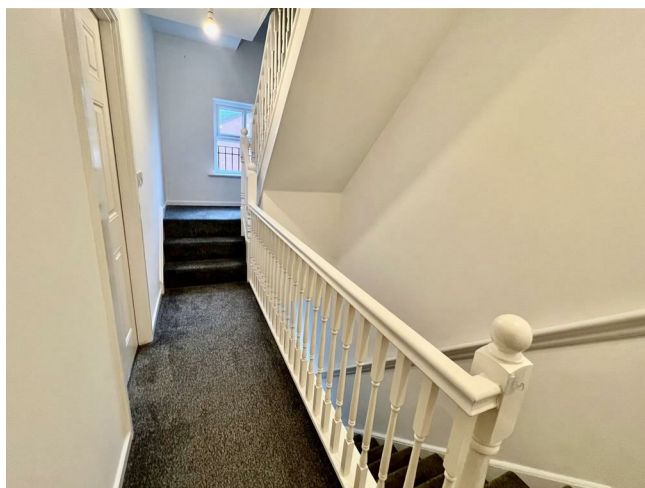
87 Cemetery Road, Gateshead, Tyne & Wear, NE8 3HH

£895 Per Calendar Month



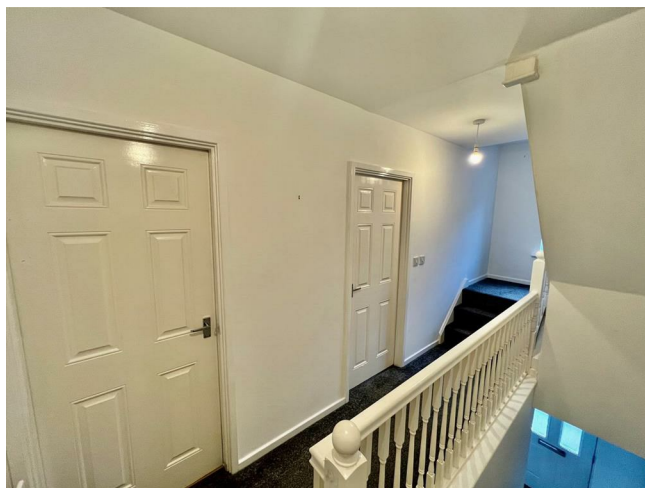
Key features

- THREE BEDROOM TOWNHOUSE
- GREAT FAMILY HOME
- WELL PRESENTED KITCHEN
- UTILITY ROOM
- MODERN FAMILY BATHROOM
- ENSUITE TO BEDROOM ONE
- ALLOCATED PARKING SPACE
- GREAT TRANSPORT LINKS
- CLOSE TO GATESHEAD TOWN CENTRE
- VIEWING IS HIGHLY RECOMMENDED



Description

A lovely family home centrally located in Gateshead. The property is ideal for commuting to Gateshead and Newcastle Town Centres with bus and transport links on the doorstep. Spanning over three floors this town house is offered on an unfurnished basis. Having the benefit of UPVC double glazing and gas central heating the accommodation comprises of a spacious entrance hall, leading through to the lounge and modern fitted kitchen with a utility and downstairs WC. To the first floor, there are two generous sized bedrooms and a modern family bathroom. The second floor offers a third bedroom and ensuite shower room. Early viewing comes highly recommended.



ENTRANCE HALL

The entrance hall is welcoming, with neutral decor. With a white UPVC front door internally the walls are white, with wooden laminate flooring. There is a central heating radiator and the staircase leading to the first floor.

LOUNGE

13'11 x 11

Located at the front of the property and having UPVC window, central heating radiator and internal door leading to the kitchen.

KITCHEN

14'5 x 8'3

The kitchen is modern and spacious with white painted walls, with partial cream metro tiles to backsplash and wooden effect laminate flooring. There are light beech wall and base units with dark work surfaces and a chrome sink with drainage area. The appliances comprise of an electric oven, gas hob, chrome extractor hood, washing machine, dishwasher and freestanding fridge/freezer. There is a white UPVC double glazed window with roller blind and central heating radiator.

UTILITY

6'9 x 4

The utility is decorated in the same neutral decor as kitchen, with partially tiled wall with cream metro tiles. There is plumbing for automatic washing machine, wooden effect laminate flooring and white UPVC door leading out to the rear yard.

DOWNSTAIRS W.C.

5'11 x 3'2

The property benefits from a downstairs WC, which has wooden laminate flooring, white painted walls with white tiles to sink backsplash and a white UPVC double glazed window. There is a low level toilet with chrome push button flush and a corner pedestal wash basin. There is also a central heating radiator to wall.

FIRST FLOOR

Leading to the landing with UPVC double glazed window overlooking the front elevation, with white painted walls and grey carpet.

BATHROOM

6'5 x 5'8

The family bathroom is spacious and comprises of a large white bath with hot and cold taps, white low level toilet with chrome push button flush and sink with hot and cold taps. The walls are cream with partially tiled area with cream small tiles. There is a central heating radiator to the wall and a white UPVC double glazed window with frosted glass.

BEDROOM TWO

7'8 x 10

Bedroom Two is located to the front of the property, with wooden laminate flooring and neutrally decorated walls. There is a UPVC double glazed window and a central heating radiator.







BEDROOM THREE

12'4 x 7'10

Bedroom Three looks over the rear elevation of the property. Bedroom Three has white painted walls, grey carpet and has a white UPVC double glazed window and central heating radiator.

SECOND LANDING

BEDROOM ONE

12'5 x 10'11

Bedroom One is a great size master bedroom, with a white UPVC double glazed window allow plenty of natural light, a central heating radiator and internal door to ensuite.

ENSUITE

5 x 4

The ensuite benefits from a shower enclosure fitted with electric shower, a Velux sky light and cream painted walls with partial beige tiles to backsplash and shower enclosure. The flooring is tile effect lino. There is a white low level toilet with chrome push button flush, pedestal wash basin with chrome hot and cold taps and a central heating radiator.

EXTERNAL

There is a small garden to the front and a paved drive to the rear with allocated parking.

DISCLAIMER LETTINGS

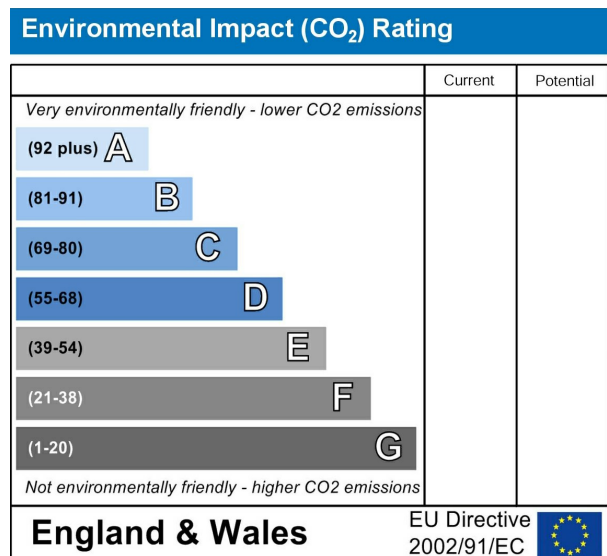
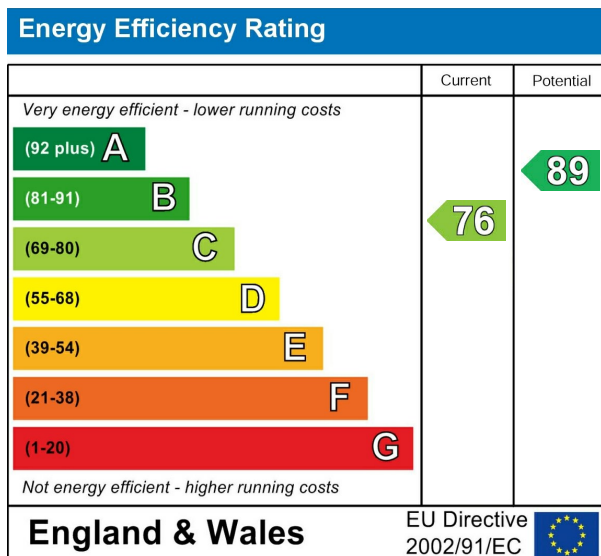
WE REQUIRE

One month's rent in advance = £895

One month's rent as a damage deposit = £895

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.



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