



9 Harleston Way, Whitehills, Gateshead, Tyne & Wear, NE10 9BG

£850 Per Calendar Month





## Key features

- DETACHED BUNGALOW
- TWO BEDROOMS
- OPEN PLAN LOUNGE/DINING
- FITTED KITCHEN
- MODERN WET ROOM
- UPVC DOUBLE GLAZING
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDEN
- GREAT TRANSPORT LINKS
- EARLY VIEWING RECOMMENDED



## Description

Located in this tranquil residential area of Harleston Way, Gateshead, this charming detached bungalow offers a delightful retreat for those seeking comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful living space.

The bungalow features a spacious reception room, perfect for relaxing or entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The modern wet room adds a touch of luxury and practicality, catering to all your daily needs.

One of the standout features of this property is the garage, providing ample storage or parking space, which is a valuable asset in this quiet neighbourhood. The surrounding area is known for its friendly community and easy access to local amenities, making it an excellent choice for those who appreciate a serene lifestyle while still being close to essential services.

This detached bungalow is not just a house; it is a home that offers a perfect blend of comfort, style, and convenience. Whether you are looking to downsize or simply want a peaceful place to call your own, this property is well worth a visit. Don't miss the opportunity to make this lovely bungalow your new home.





ENTRANCE HALL

LOUNGE/DINER  
25'4 x 10'11

KITCHEN  
12'8 x 8'6

BEDROOM ONE  
12 x 10'10

BEDROOM TWO  
16 x 8'5

WETROOM  
6'6 x 5'5

EXTERNAL

DISCLAIMER LETTINGS  
WE REQUIRE











One month's rent in advance = £850

One month's rent as a damage deposit = £850

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.

9 Harleston Way



Total Area: 73.8 m<sup>2</sup> ... 795 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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