



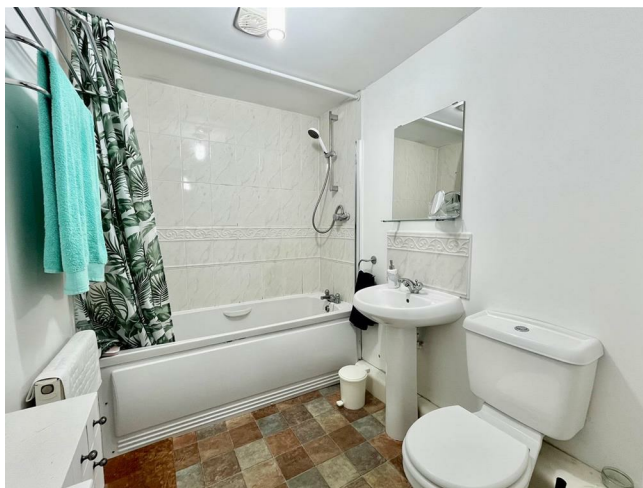
44 Galloway Road, Pelaw, Gateshead, Tyne And Wear, NE10 0BF

£795 Per Calendar Month



## Key features

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SEPERATE DINING AREA
- FITTED KITCHEN
- MODERN BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- LOCATED NEXT TO PELAW METRO STATION



## Description

This delightful first-floor apartment offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this unfurnished property provides an excellent opportunity for you to personalise your living space to suit your style.

The apartment features a well-proportioned reception room, ideal for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a welcoming atmosphere throughout. The bathroom is functional and well-maintained, catering to your everyday needs.

One of the standout features of this property is its prime location. Situated right next to Pelaw Metro Station, commuting to Newcastle and beyond is both easy and efficient. Additionally, you will find a variety of local amenities within close proximity, ensuring that all your daily needs are met without hassle.

This apartment is perfect for individuals or small families seeking a comfortable home in a vibrant community. With its appealing features and excellent location, this property is not to be missed. Embrace the opportunity to make this apartment your own and enjoy the benefits of living in Pelaw.

## COMMUNAL ENTRANCE

Communal entrance with stairs leading to all floors, and secure entry phone system.

## ENTRANCE HALL

## LOUNGE

13'0" x 13"

## DINING AREA

8'4" x 7'4"

## KITCHEN

8'4" x 7'4"

## BEDROOM ONE

11'3" x 9'8"

## BEDROOM TWO

9'8" x 7'

## BATHROOM

8'1" x 5'4"







## EXTERNAL

### DISCLAIMER LETTINGS

#### WE REQUIRE

One month's rent in advance = £795

One month's rent as a damage deposit = £795

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.

Galloway Road



Total Area: 56.8 m<sup>2</sup> ... 612 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		
<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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