

# GILMORE ESTATES

Property Sales & Lettings



£89,950

, Frank Street, Greenside, Greenside, Tyne & Wear, NE40 4AG

# 8 Frank Street, Greenside, Greenside, Tyne & Wear, NE40 4AG

## IMMEDIATE AVAILABILITY

This SPACIOUS TWO BEDROOM TERRACED house is located in Greenside within walking distance of local amenities and bus routes.

Only a short commute to Newcastle, Gateshead and all major centres of the North East.

Briefly comprising of Entrance hallway, lounge, fitted kitchen, two bedrooms and bathroom. There is an enclosed rear yard and enclosed front garden.

ADMIN FEE £150 + Vat

### Entrance Hallway

3'8" x 3'5" (1.12 x 1.05)  
Entrance door to hallway, stairs to first floor, tiled flooring.

### Lounge

15'1" x 16'10" (4.60 x 5.13)  
Upvc double glazed window to front aspect, central heating radiator, under stairs cupboard, laminate wood flooring and television point.

### Kitchen

12'2" x 6'4" (3.72 x 1.93)  
Upvc window and door to rear aspect, wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integral oven with gas hob, plumbed for washing machine and tiled splashbacks.

### Bathroom

7'2" x 6'4" (2.19 x 1.93)  
White suite comprising of bath with electric shower over, WC, pedestal wash hand basin, tiled splashbacks central heating radiator and Upvc window to rear aspect.

### First Floor Landing

9'7" x 3'1" (2.92 x 0.94)  
Upvc window to rear aspect.

### Bedroom One

10'0" x 15'3" (3.06 x 4.65)  
Upvc window to front aspect, central heating radiator.

### Bedroom Two

6'3" x 12'0" (1.91 x 3.65)  
Upvc window to front aspect, central heating radiator and cupboard housing combi boiler.

### Externally

Fully enclosed garden to the front mainly laid to lawn, yard to rear.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

