



**35 Ferndene Road (E)**

Saltwell  
Gateshead  
NE8 4RT

**£725 pcm**

Mid Terraced House  
Two Bedrooms  
Family Bathroom  
Yard to Rear  
Available Early March 2025!





Safe and Secure welcome to the rental market this deceptively spacious two bedroom mid-terraced house, available March 2025 on an unfurnished basis. Situated on Ferndene Road, Gateshead, the property is conveniently located within access of all local amenities and public transport links.

Briefly comprising of: an entrance hall, kitchen, lounge, two bedrooms, family bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

### **LOUNGE**

12' 7" x 15' 8" (3.84m x 4.80m)

### **DINING ROOM**

14' 9" x 12' 1" (4.5m x 3.7m)

### **KITCHEN**

5' 2" x 12' 5" (1.6m x 3.8m)

### **BEDROOM 1**

12' 1" x 14' 9" (3.7m x 4.5m)

### **BEDROOM 2**

12' 1" x 7' 10" (3.7m x 2.4m)

### **BEDROOM 3**

12' 1" x 5' 2" (3.7m x 1.6m)



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

TBC

**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.