



## Old Durham Road, Gateshead, Tyne And Wear, NE9 5LB

**\*\*\*AVAILABLE NOW\*\*\*** Well presented three bedroom first floor flat, available immediately on an unfurnished basis. The property comprises of entrance hallway, lounge/diner, kitchen, three bedrooms and bathroom W/C. Externally the property benefits from a rear yard, and is situated within easy access of local shops, amenities and transport links. Parking available on street. Viewing essential! Awaiting EPC rating.



**\*\*\*AVAILABLE NOW\*\*\***

**Unfurnished**

**Upper Flat**

**Holding Deposit £159**

**Three Bedrooms**

**Awaiting EPC Rating**

**£695 per month**

**Lounge/Diner** 15' 2" x 12' 6" (4.63m x 3.81m)

**Kitchen** 9' 11" x 7' 7" (3.02m x 2.32m)

Fitted with a range of wall and base units. Integrated oven and hob. Freestanding fridge/freezer and washer/dryer (included). Door to rear yard.

**Bedroom 1** 15' 5" x 10' 2" (4.70m x 3.09m)

Fitted sliding door wardrobes.

**Bedroom 2** 11' 11" x 8' 4" (3.63m x 2.54m)

**Bedroom 3** 9' 0" x 7' 10" (2.74m x 2.39m)

**Bathroom** 6' 4" x 5' 6" (1.94m x 1.67m)

Bath with shower over, wash basin, W/C.

### Externally

Yard to rear. Parking available on street. Within easy access of local shops, amenities and transport links.

### Additional information

Council tax band A. Awaiting EPC rating. Minimum tenancy length 6 months. One months rent and bond (equivalent to 1 months rent) required prior to move in.

### Holding deposit

This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

**EPC Graph (full EPC available on request)**



# Floorplan



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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