



Room 1, 75 Westbourne Avenue, Gateshead, NE8 4NF

£550 Per Month

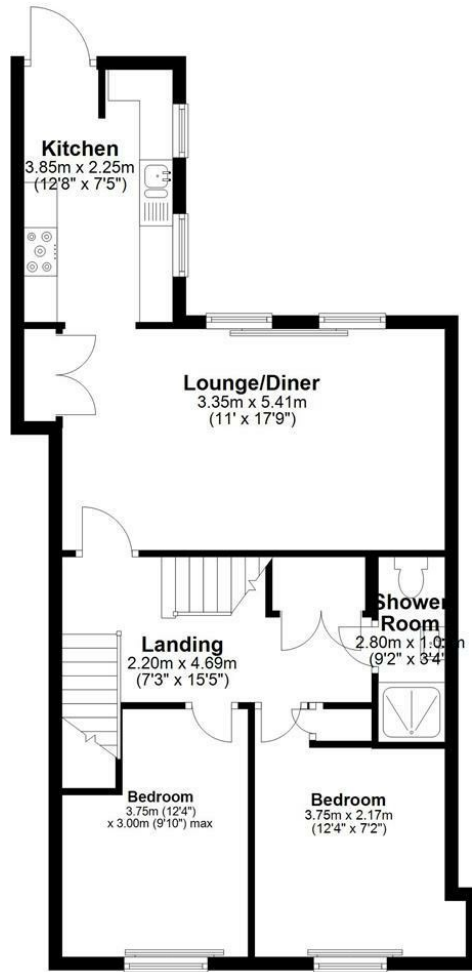
Available September 2025 | £550 per month inclusive of all bills | Stylish room with superfast fibre internet, smart TVs and modern open plan living | Hive Estates presents this stunning double room to rent in Gateshead, walking distance to Saltwell Park, offered fully furnished. The rent is inclusive of council tax, electricity, gas, water and TV Licence and super fast wireless internet.

With industrial interior design and bold, stylish colours throughout, each high specification room has quality furniture and fixtures. There's a modern living space with dining area, sofa, chair and matching furniture. The large kitchen has integrated appliances including an oven, microwave, range hob, dishwasher and washer/dryer. Each room is furnished with a double bed, mattress, bedside cabinet, chest of drawers, wardrobe, smart TV, fitted blinds and thick-pile carpet with pendant lighting. The bathrooms have modern tiling, a black towel radiator, a fitted vanity sink and matching WC with large shower. Ideal for mature students or professionals wanting superb living accommodation in a popular residential area close to Saltwell Park.

Floor Plan

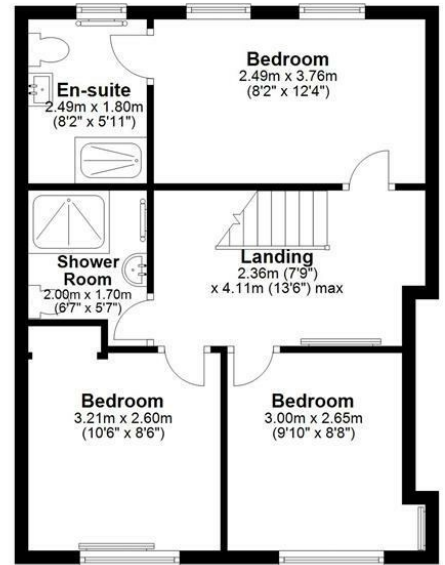
First Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



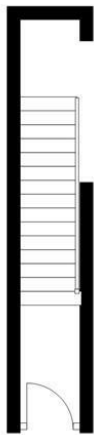
Second Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



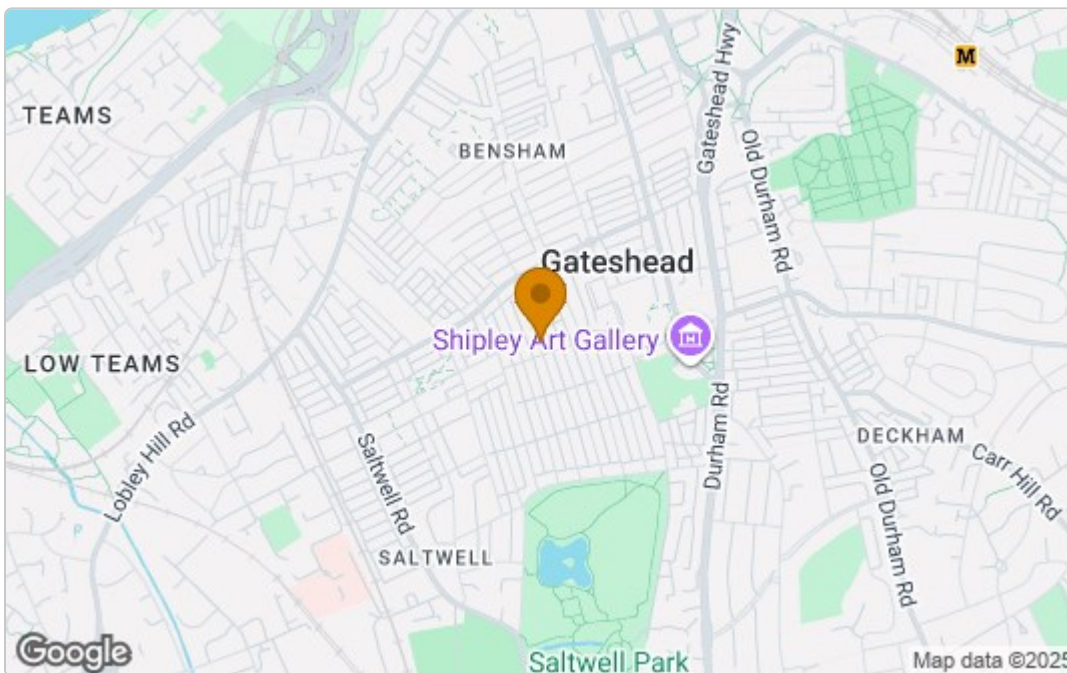
Ground Floor

Approx. 5.5 sq. metres (58.7 sq. feet)



Total area: approx. 116.1 sq. metres (1249.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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