



Heugh Hill

Gateshead NE9 7NR

£800 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Nestled in the charming village of Springwell, Gateshead, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The recently refitted kitchen is of a generous size and also has a separate utility room. The house features a well-appointed bathroom, ensuring convenience with a separate toilet. Additionally, the property offers parking for two vehicles, a valuable asset in this sought-after location and a large garden to the rear.

Heugh Hill is known for its friendly community atmosphere and convenient access to local amenities, and most transport links including the A1, making it an ideal place to call home. With its blend of comfort and practicality, this semi-detached house is a wonderful choice for those seeking a peaceful yet connected lifestyle. Do not miss the chance to view this lovely property and envision your future in this welcoming neighbourhood.

Council tax band - A
EPC rating - D

Rent - £800
Holding - £184.61
Deposit - £923

ENTRANCE VESTIBULE

Entered via UPVC double glazed door, stairs leading off, door to lounge, radiator, laminate floor.

LOUNGE

19'9" x 11'6" (6.02m x 3.51m)
With 2 x radiators, laminate floor, 2 x UPVC double glazed windows.

KITCHEN

11'2" x 10'8" (3.40m x 3.25m)
Newly refitted Grey wall/base units, ample worktops, sink unit and drainer, splashbacks, built in electric hob/oven/extractor, radiator, laminate floor, UPVC double glazed window.

UTILITY

9'8" x 6'8" (2.95m x 2.03m)
Fitted with wall unit housing combination boiler, storage cupboard, plumbing for automatic washing machine, radiator, UPVC double glazed window/door to side access.

FIRST FLOOR

Landing with storage cupboard, loft access.

BEDROOM 1

11'8" plus robe x 10'4" (3.56m plus robe x 3.15m)
Fitted with wardrobe, radiator, UPVC double glazed window.

BEDROOM 2

13'9" x 9'2" (recess) (4.19m x 2.79m (recess))
With radiator, UPVC double glazed window.

BEDROOM 3

10'11" x 6'5" (3.33m x 1.96m)
With radiator, UPVC double glazed window.

BATHROOM

Recently refitted with white suite comprising panelled bath with shower over, shower screen, pedestal wash hand basin, part tiled walls, radiator, UPVC double glazed window.

WC

Separate wc with white low level wc, radiator, part tiled walls, UPVC double glazed window.

OUTSIDE

To the front there is a tarmac double driveway suitable for two vehicles.

Whilst to the rear there is a fence enclosed lawned garden with shrubs.

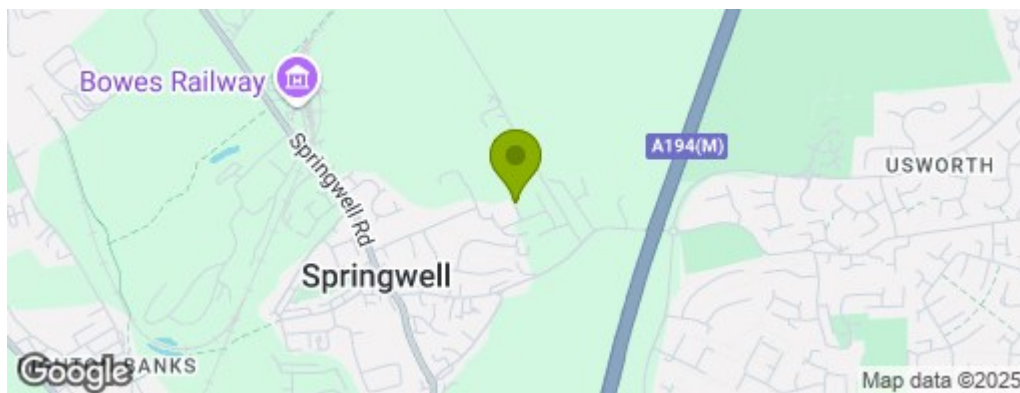
Holding Deposit and Deposit

Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.



Property Information

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