

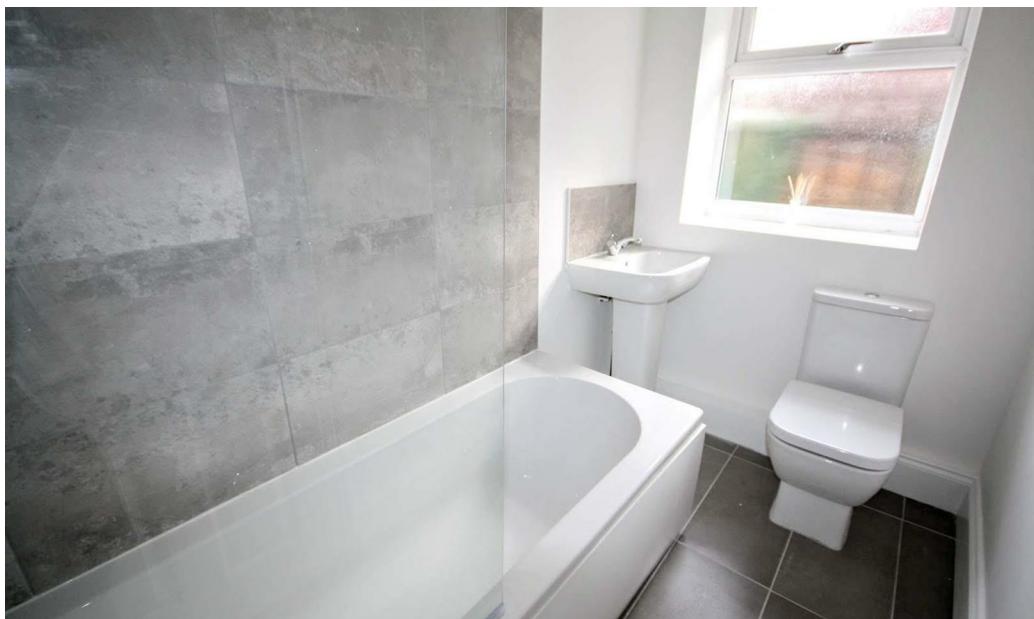


## Patterdale Terrace

Gateshead NE8 4JQ

£725 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.



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.

# Patterdale Terrace

Gateshead NE8 4JQ



- GROUND FLOOR FLAT
- SOUGHT AFTER LOCATION

Welcome to this charming flat located on Patterdale Terrace in the heart of Low Fell. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for tenants seeking a welcoming home.

On entering the flat you have a large hallway leading to a good sized living and also two well-proportioned bedrooms, providing ample space for rest and privacy

The property also includes a modern bathroom, equipped with essential amenities to cater to your daily needs. The layout of the flat is both practical and efficient, ensuring that every inch of space is utilised effectively. The modern style kitchen leads out to the back yard.

Situated in a desirable area of Gateshead, this flat benefits from excellent local amenities, including shops, parks, and transport links, making it easy to explore the surrounding region. Whether you are commuting to work or enjoying a leisurely day out, you will find that this location offers the best of both worlds.

Brand new carpets fitted for next tenancy so colour may slightly change from photos.

Rent £725  
Holding fee £167.30

- TWO BEDROOMS
- REAR YARD

- REFURBISHED THROUGHOUT
- IDEAL FOR COMMUTERS

Deposit £836.53

Council tax band A  
EPC rating D

## Entrance Hall

Composite upvc double glazed front door, radiator, large storage cupboard and cornice to ceiling.

## Lounge

11'06 x 15'01 (3.51m x 4.60m)  
Double glazed window to rear, radiator, storage cupboard and ceiling rose. Step leading to kitchen.

## Kitchen

A range of white wall and base units incorporating stainless steel sink unit, electric oven & hob and plumbing for automatic washing machine. Space for fridge/freezer. Tiled flooring, boiler, double glazed window to rear and double glazed rear door leading to rear yard.

## Bathroom

White suite including paneled bath with shower overhead, pedestal wash hand basin and low level WC. Tiled flooring, tiled splash backs, radiator and double glazed window to rear.

## Bedroom 1

12'02 x 14'11 (3.71m x 4.55m)  
Large bedroom with double glazed bay window to front, radiator and ceiling rose.

## Bedroom 2

8'11 x 10'05 (2.72m x 3.18m)  
Double glazed window to rear and radiator.

## Externally

Enclosed yard to rear

## Holding Deposit and Deposit

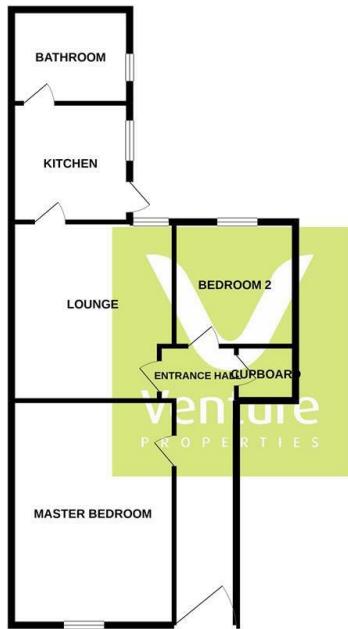
Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day 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.

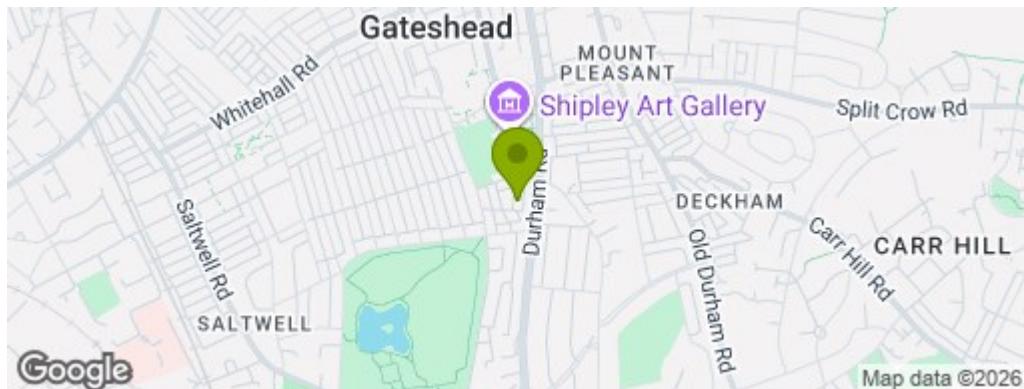
All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate, come as a guide only and should not be relied upon as being exact. No representation, warranty or guarantee is given in respect of the accuracy of the floorplan. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Property Information



**0191 372 9898**

Suite 6, 15 North Burns, Chester-Le-Street, County Durham, DH3 3TF  
sales.cls@venturepropertiesuk.com