



117 Rawling Road, Gateshead, NE8 4QS

£575 Per Calendar Month

*** AVAILABLE FROM THE 3RD APRIL 2024 *** on an unfurnished basis is this lovely, two bedroom upper flat situated on the ever popular Rawling Road making it an ideal location for local amenities and transport links. The accommodation briefly comprises of entrance into hallway with stairs leading to the first floor, two good sized bedrooms, bathroom, spacious lounge diner and extended kitchen. Externally to the rear of the property is a private yard which is perfect for those Summer evenings and there is ample on street parking to the front. The property benefits from UPVC windows/doors and gas central heating throughout. Early viewings of the property come highly recommended to avoid disappointment.

Entrance Lobby

Access to the home is via a UPVC entrance door. A staircase leads upstairs to the landing area.

Landing

The landing has a spindle staircase and provides direct access into the bathroom/wc, both bedrooms and the lounge/diner.

Lounge/Diner

18'0" x 15'0" (5.48 x 4.57)

A spacious open plan room which is bright and airy and features two double glazed windows overlooking the rear aspect. At the dining area there is two ornate radiators. An Adams style fireplace is fitted with a hearth and recess with a fire fitted inset. Coving is fitted to the ceiling and a door opens through into the kitchen.

Kitchen

12'6" x 6'5" (3.81 x 1.96)

The kitchen is fitted with a range of floor units with working surfaces including a sink unit which is fitted with a mixer tap. Built in appliances include a gas hob with an electric oven and grill. There is a recess provided for a washing machine, tiled splash backs and a double glazed window overlooks the side aspect. Karndean flooring, ornate style radiator and a door opens into the rear yard.

Bathroom

A larger style bathroom located in the centre of the flat. The bathroom is fitted with a three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower above. There is part tiled walls and a lovely ornate radiator.

Main Bedroom

11'7" x 16'8" (3.52 x 5.08)

A double bedroom which has two double glazed windows overlooking the front aspect with a good outlook. Radiator.

Bedroom Two

7'10" x 7'8" (2.38 x 2.34)

With a gas central heating radiator and a double glazed window with pleasant outlook.

External

At the rear of the home there is a private yard which has been landscaped with Astroturf and decked areas.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the

execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

Upfront Costs:

1 Months rent upfront

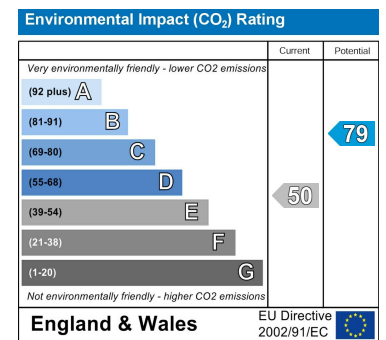
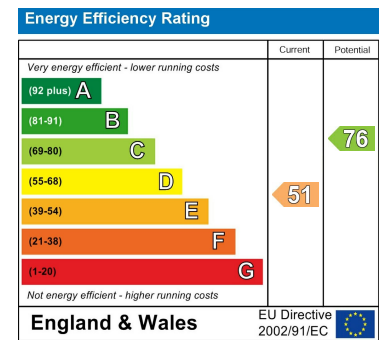
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.