



## 69 Kingston Road, NE8 3UJ

£600 Per Calendar Month

Occupying a large corner site, we are delighted to offer for sale a semi detached house which benefits from double glazing and gas central heating. The accomodation comprises: Entrance lobby, lounge and breakfasting kitchen on the ground floor. Upstairs there is a landing which has access to two double bedrooms and a spacious bathroom including a corner shower. Externally there are large gardens to the front and side with driveway providing parking and a patio garden to the rear. Viewings are highly recommended.

### Entrance Hallway

uPVC front entrance door providing access into the hallway with a double radiator and a staircase leading to the first floor.

### Living Room

17'11" x 11'9" (5.48m x 3.59m)



Coving to the ceiling, living flame effect gas fire with a feature surround, marble insert and hearth, storage to both alcoves, radiator, bow window overlooking the front aspect.

### Breakfasting Kitchen

14'6" x 8'3" (4.42m x 2.54m)



Base and eye level units in high gloss, soft grey finish, contrasting work surfaces, integrated oven, gas hob and chimney style cooker hood, stainless steel sink, plumbing for a washing machine, under bench housing for a washing machine and tumble dryer, tiling to the walls and floor, radiator, built in under stairs storage cupboard which is fully tiled, windows and uPVC exit door to the rear.

### First Floor

Landing with loft access, built in storage cupboard housing a Baxi boiler, window overlooking the side elevation.

### Bedroom One

11'0" x 10'5" (3.36m x 3.20m)



Coving to the ceiling, single radiator, window overlooking the front elevation.

### Bedroom Two

11'9" x 9'3" (3.59m x 2.83m)



Coving to the ceiling, single radiator, window overlooking the side elevation.

### Bathroom

8'8" x 7'2" (2.66m x 2.19m)



Corner bath with moulded seat, low level w/c, corner glazed shower cubicle with electric shower, pedestal hand wash basin, tiling to the walls and floor, double radiator, window overlooking the front elevation.

## External



There are gardens to the front, side and rear with a driveway to the side providing off street parking.

## Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

## 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

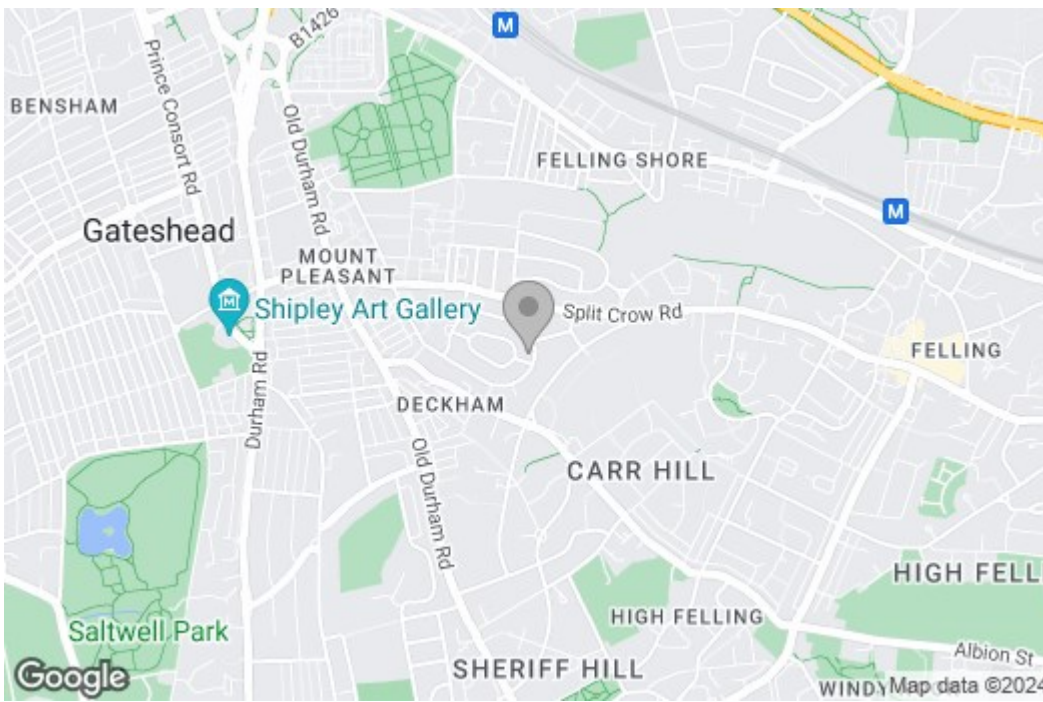
### Upfront Costs:

1 Months rent upfront

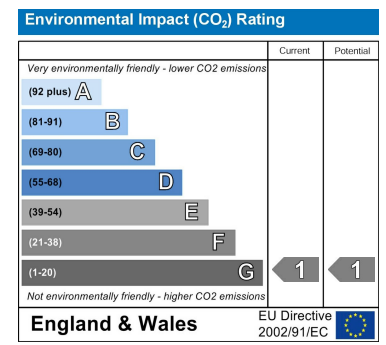
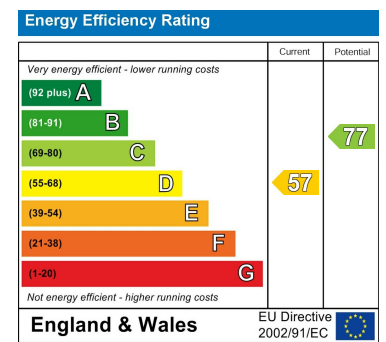
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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.