



## 2 Asher Street, Gateshead, NE10 0AY

£595 Per Calendar Month

**\*\*\* AVAILABLE FROM THE 31ST MAY 2024 \*\*\*** is this two bedroom, ground floor flat situated on Asher Street within this popular area of Gateshead. The property is ideally located with easy access to Metro stations, bus routes and local amenities. Briefly comprising of: entrance hallway, open plan living room/dining room with a feature fire and surround, kitchen, two bedrooms and family bathroom. There is a private yard to the rear and ample on-street parking. The property is warmed via gas central heating and has the benefit of uPVC double glazing throughout. Viewings are highly recommended to avoid disappointment.

## **Entrance Hallway**

With access doors to the lounge and main bedroom.

## **Lounge/Diner**

Bright and airy lounge/diner with feature fireplace, UPVC window overlooking the rear aspect and modern gas central heating radiator.

## **Kitchen**

Fitted with a range of wall and base units, integrated oven and hob, freestanding fridge freezer and washing machine. There is a UPVC window and door leading the rear yard.

## **Main Bedroom**

Spacious main bedroom with UPVC window overlooking the front aspect and gas central heating radiator.

## **Bedroom Two**

Second Bedroom with UPVC overlooking the rear aspect and gas central heating radiator.

## **Bathroom**

With modern 3 piece suite comprising of low level WC, wash hand basin and bath with shower over.

## **Rear**

Private, enclosed rear yard.

## **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

## **Material Information**

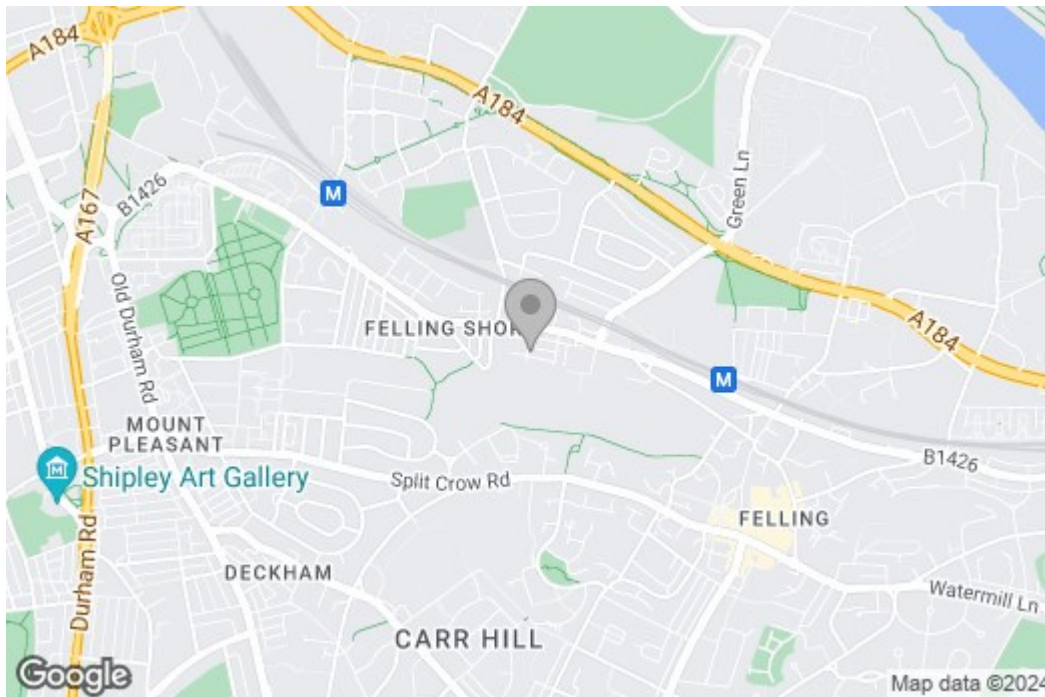
Flood Risk - No Risk

Local Authority - Gateshead Council

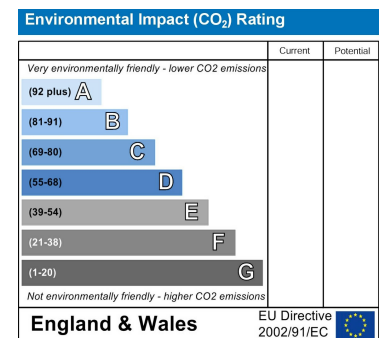
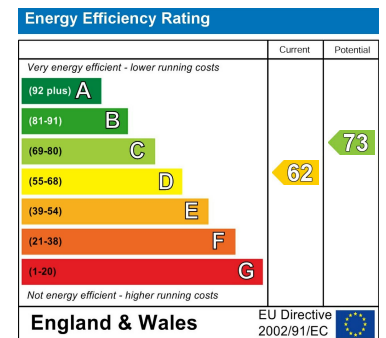
Satellite/Fibre TV Availability - BT, Sky

# 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.