



## 20 Dishforth Green, Gateshead, NE9 7EZ

£775 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this fantastic, three bedroom family home situated on Dishforth Green. The property is warmed via gas central heating and has the benefit of uPVC windows and doors throughout. The spacious accommodation comprises: entrance porch, lounge with large bay window, dining room, rear hallway and kitchen with integrated double oven and hob. The first floor landing provides access into the main bedroom with a built in wardrobe, two further bedrooms and a family bathroom. There is a large, low maintenance area to the front and a spacious decked patio area to the rear which is perfect for those Summer evenings. Ample on-street parking is readily available.

Viewings are highly recommended to appreciate this lovely family home.

### **Entrance Porch**

With UPVC door and window and access door leading into the lounge.

### **Lounge**

Bright and airy lounge with a large UPVC bay window overlooking the front aspect and an archway leading to the dining area. There is a handy storage cupboard and a gas central heating radiator.

### **Dining Room**

Access from the lounge is a large dining area which leads to the kitchen and rear entrance hallway

### **Kitchen**

Fitted with a range of wall and base units, integrated double oven and hob, UPVC window overlooking the rear aspect and access to the rear entrance porch.

### **Rear entrance porch**

With UPVC door leading to the rear decked area, stairs to the first floor and a gas central heating radiator.

### **Main Bedroom**

Large main bedroom with the benefit of built in wardrobes, UPVC window front aspect and gas central heating radiator.

### **Bedroom Two**

Good sized second bedroom with UPVC window overlooking the front aspect and gas central heating radiator.

### **Bedroom Three**

Third bedroom with UPVC window overlooking the rear aspect and gas central heating radiator.

### **Family Bathroom**

Large bathroom fitted with low level WC, wash hand basin which is enclosed in a handy vanity unit and a bath with shower over.

### **External Areas**

There is a large, enclosed, paved area to the front and a spacious, private decked area to the rear.

### **Material Information**

Flood Risk - No Risk

Local Authority - Gateshead Council

Satellite/Fibre TV Availability - BT, Sky, Virgin

Broadband - Basic, Superfast, Ultrafast

Mobile Coverage - EE, Vodafone, Three, O2

### **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

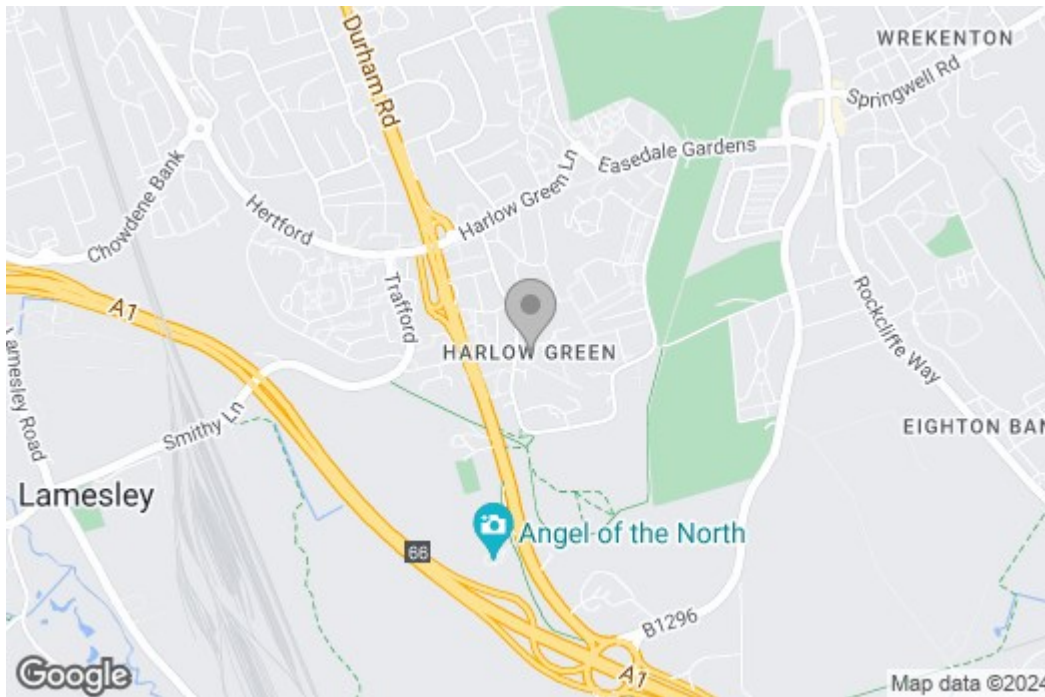
Upfront Costs:

1 Months rent upfront

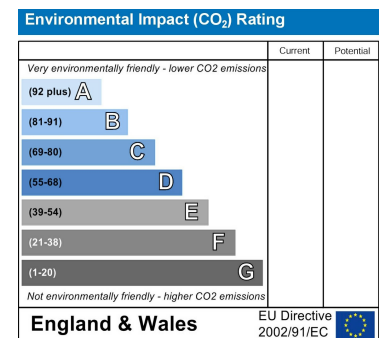
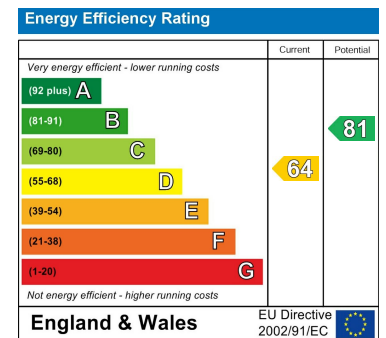
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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 a representation or warranty in respect of the property.