



## 12 Lyndhurst Grove, Low Fell, NE9 6AU

£1,395 Per Calendar Month

**\*\*\*\* NOT TO BE MISSED \*\*\*\*** and rare to the rental market is the opportunity to rent on one of the most desirable streets in Low Fell. This four bedroom semi-detached, family home is situated on Lyndhurst Grove. Available to let from the 3rd July 2024 May on an unfurnished basis, the property is sure to appeal to a family looking for a spacious home with a large garden in the catchment for highly regarded local Schools. Accommodation briefly comprises of entrance into hallway, open plan kitchen diner and lounge with patio doors leading to rear east facing garden, downstairs w.c and utility room. To the first floor there are four bedrooms and the family bathroom. Externally to the front of the property is a low maintenance garden with mature shrubs, double driveway and single garage. To the rear of the property is a large, private garden which is mainly laid to lawn and patio area. Early viewing comes highly recommended.

### **Hallway**

17'3" x 7'10" (5.26 x 2.40)

A spacious reception hallway which has a radiator and a staircase which leads to the first floor accommodation. Under stair storage cupboard.

### **Lounge**

14'8" x 16'4" (4.48 x 4.99)

Measurement is into the bay window and the alcoves. There is an Adam style fireplace which is fitted with a hearth and recess as a feature. Coving is fitted to the ceiling, picture rail and a double glazed bay window overlooks the front aspect. Radiator.

### **Kitchen/Diner**

24'8" x 11'8" (7.51 x 3.55)

Modern fitted kitchen with a range of wall and floor units, integrated appliances include fridge, freezer, dishwasher, oven, ceramic hob and extractor canopy. Breakfasting island with further units. Laminate wood flooring, patio doors leading to rear garden, radiator.

### **Utility Room**

With floor and wall units and a wall mounted combi boiler. A door opens into the rear garden.

### **W/C**

With a low level wc and basin.

### **First Floor Landing**

A good sized landing which has a double glazed window overlooking the side.

### **Main Bedroom**

13'10" x 13'10" (4.22 x 4.22)

Measurement is into the wardrobes. With a radiator and a double glazed window. Fitted wardrobes and feature fire place.

### **Bedroom Two**

14'3" x 12'2" (4.34 x 3.70)

Measurement is into the wardrobes. With a radiator and a double glazed window. Fitted wardrobes.

### **Bedroom Three**

7'5" x 8'11" (2.27 x 2.71)

With a radiator and double glazed window.

### **Bedroom Four**

10'0" x 8'0" (3.06 x 2.45)

With a radiator and a double glazed window overlooks the rear garden.

### **Bathroom**

White suite comprises of panelled bath with shower attachment, walk in rain fall shower, low level w.c and basin, heated towel rail and under floor heating, spotlights to ceiling and double glazed window.

### **Garage**

Oversized garage with an up and over door.

### **External**

A low maintenance garden is located to the front and a three/four car driveway for additional parking. The rear garden is very spacious with lawned sections and borders which are stocked with shrubs.

### **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**

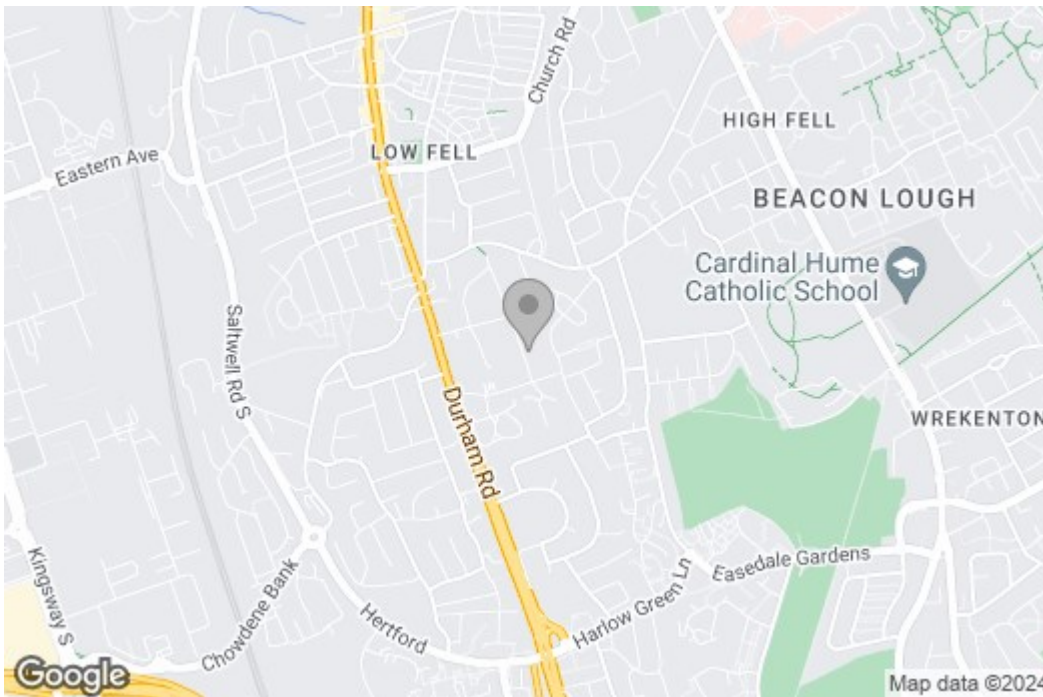
Flood Risk - No Risk

Local Authority - Gateshead

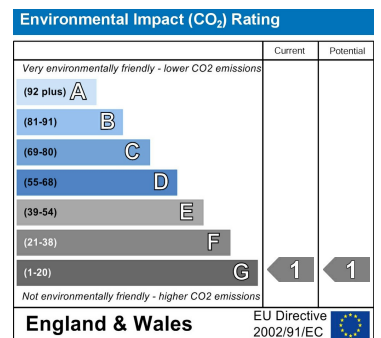
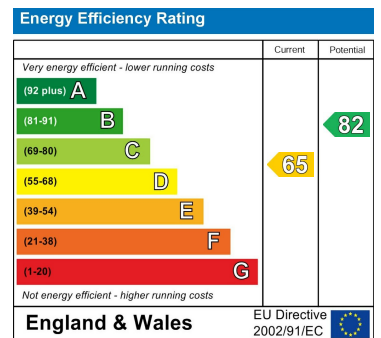
Satellite/Fibre TV Availability - BT, Sky, Virgin

# 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.