



13 Saltford, Gateshead, NE9 6BG

£750 Per Calendar Month

*** AVAILABLE FROM THE 3RD JUNE 2024 *** on an unfurnished basis is this three bedroom semi-detached house situated on the ever popular Saltford. Being close to local amenities and transport links to Gateshead, Newcastle City Centre and the A1, the area is ideal for families and couples. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. The property comprises of: entrance hallway, living room, internal hallway with ample storage, dining kitchen with an integrated oven, hob and extractor fan and a spacious rear hallway/utility area with access door leading to the rear. The first floor landing provides access into the master bedroom which has the added benefit of large free standing wardrobes, two further bedrooms and a family bathroom. There is a lawned area to the front and a split level, paved garden to the rear. There is off-street parking available to the rear of the property. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

UPVC door leading into a separate entrance hallway which has a door leading to the lounge.

Lounge

Spacious lounge with large UPVC bay window overlooking the front aspect, gas central heating radiator.

Dining Kitchen

Large dining kitchen with UPVC windows overlooking the rear aspect, range of wall and base units, integrated hob, oven and extractor fan, free standing dishwasher gas central heating radiator and door leading into the rear hallway/utility area.

Rear Hallway/Utility Area

Rear hallway/utility area with UPVC windows overlooking the rear aspect and door leading to the rear.

Master Bedroom

Bright and airy master bedroom with built in wardrobes, UPVC windows overlooking the front aspect, gas central heating radiator.

Bedroom Two

Large second bedroom with UPVC window overlooking the front aspect, gas central heating radiator.

Bedroom Three

Smallest of the three bedroom with UPVC window overlooking the rear aspect, gas central heating radiator.

Bathroom

With 3 piece suite and shower over the bath.

Front and Rear External Areas

Front external is laid to lawn with a split level, patio area to the rear

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

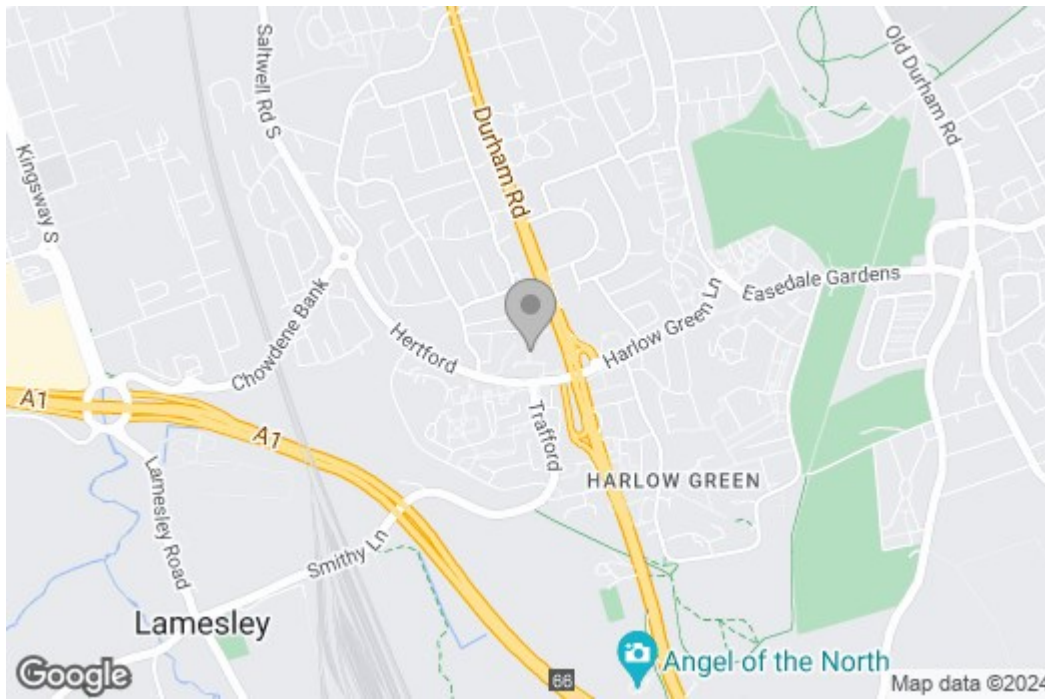
Flood Risk - No Risk

Local Authority - Gateshead

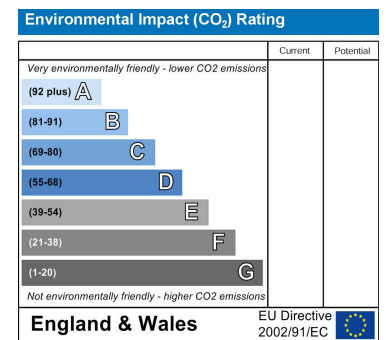
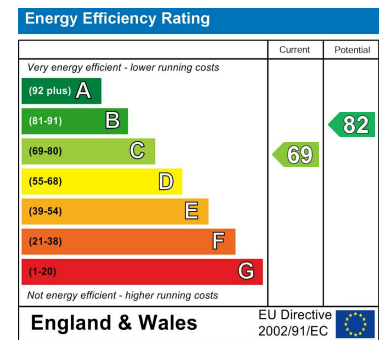
Satellite/Fibre TV Availability - BT, Sky, Virgin

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.