



409 Brighton Road, Gateshead, NE8 4SB

£675 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** is this three bedroom, unfurnished upper flat on Brighton Road which ideally located within walking distance to Saltwell Park and a stones throw away from Low Fell. The area has excellent transport links into Gateshead and Newcastle City Centre and is in close proximity to local schools. The accommodation briefly comprises of entrance into hallway with stairs to the first floor, three bedrooms, lounge, kitchen and bathroom. The property also benefits from gas central heating and UPVC windows/doors throughout. Externally there is a private yard and on street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor.

Lounge

Spacious lounge with UPVC overlooking the rear aspect, gas central heating radiator and storage cupboard.

Kitchen

Galley style kitchen with a range of wall/base units, UPVC window overlooking the rear aspect, access to the bathroom and rear stairs.

Master Bedroom

Bright and airy master bedroom with UPVC window overlooking the front aspect, gas central heating radiator.

Bedroom Two

Good sized double bedroom with UPVC window overlooking the rear aspect, gas central heating radiator.

Bedroom Three

Smaller third bedroom with UPVC overlooking the front aspect, gas central heating radiator.

Private 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

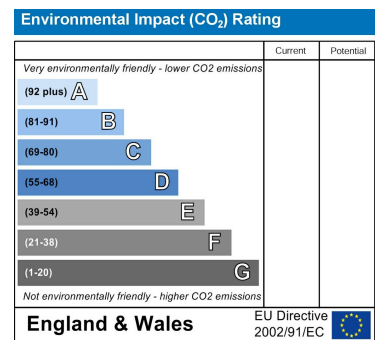
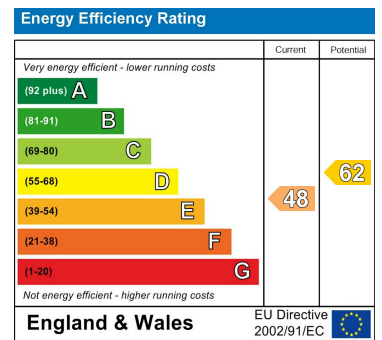
Satellite/Fibre TV Availability - BT, Sky, Virgin

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.