



17 Park View Avenue, Low Fell, NE9 5EN

£1,350 Per Calendar Month

***** NOT TO BE MISSED ***** is this four bedroom semi-detached house situated on Park View Avenue within a sought after residential development in Low Fell which is immediately available. The property is warmed via gas central heating and has the benefit of double glazing. The spacious accommodation comprises: entrance hallway, lounge, dining kitchen with integrated double oven, washer/dryer and dishwasher and also a separate WC. The first floor landing provides access to three bedrooms and the family bathroom. The main bedroom with en-suite located on the second floor. There is a low maintenance garden to the front and a lawned garden to the rear with patio. A driveway and garage are at the rear of the home with an Atelier above the garage providing an ideal home office or den. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

A composite front entrance door provides access to the hallway, with a convector radiator and staircase leading to the first floor landing.

Lounge

13'11" x 11'8" (4.25 x 3.56)

Convector radiator, under stair storage cupboard and a window to the front aspect.

Dining Kitchen

15'8" x 11'6" (4.78 x 3.50)

Base and eye level units with contrasting work surfaces, integrated double oven, gas hob and chimney style cooker hood, one and a half bowl stainless steel sink unit, integrated washer/dryer and dishwasher, concealed boiler, convector radiator, window and French doors to the rear.

Ground Floor WC

Low level WC, pedestal hand wash basin, tiled effect laminate flooring, convector radiator and a window to the side aspect.

First Floor

Landing with a built in cupboard housing the tank, two convector radiators, a window to the front and access to the internal hallway with staircase leading to the second floor.

Bedroom Four

7'5" x 7'0" (2.26 x 2.13)

Convector radiator and a window to the rear aspect.

Bedroom Three

9'9" x 6'11" (2.97 x 2.11)

Convector radiator, window to the rear aspect.

Family Bathroom

Tiled panelled bath with shower over, pedestal wash basin, low level WC, partial tiling to the walls, tiled floor, integrated spotlights, radiator and extractor.

Bedroom Two

10'4" x 9'4" (3.14 x 2.85)

Convector radiator and a window to the front aspect.

Second Floor

With open access into the master bedroom

Main Bedroom

15'10" x 15'5" (4.82 x 4.69)

Built in wardrobes, convector radiator, window to the front and an en suite.

Main Bedroom En-suite

Shower cubicle, pedestal wash basin, low level WC, tiled splash backs, tiled floor, convector radiator, Velux window.

External Areas

There is a terraced garden to the front and a lawned rear garden with a paved patio area and pathway with an access bridge leading to the Atelier.

Atelier

17'10" x 17'9" (5.44 x 5.40)

Laminate flooring, power and lighting and French doors to the Juliette balcony.

Parking

There is a driveway to the rear and a single garage with power and lighting.

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

Broadband - Basic, Superfast, Ultrafast

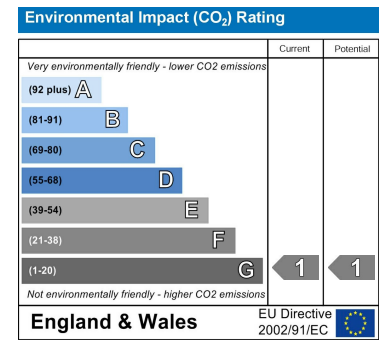
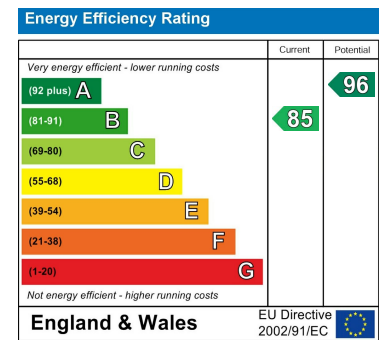
Mobile Coverage - Vodafone

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.