



32 Salkeld Road, Gateshead, NE9 5UD

£795 (From) Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this recently re-decorated, immaculately presented, two bedroom, first floor flat on Salkeld Road, Low Fell. The accommodation briefly comprises of: entrance into hallway with stairs to the first floor, lounge with UPVC bay window overlooking front aspect which provides plenty of natural light. The property has two good-sized double bedrooms, perfect for a small family or professionals sharing, The bathroom features a white suite with a shower over the bath. The kitchen has a range of wall and base units, as well as an integrated oven, hob, and extractor with access to the rear stairwell. The property benefits from gas central heating and UPVC windows throughout, ensuring a warm and comfortable living environment all year round. There is ample off-street parking available, a detached garage and a private, rear garden which is perfect for the Summer evenings. Located in the heart of Low Fell, the property is conveniently situated for local amenities and transport links, making it an ideal choice for those looking for a comfortable home in a convenient location. Early viewing is highly recommended to avoid disappointment.

Entrance

UPVC door giving direct access the the stairs leading to the first floor.

Lounge

Spacious lounge with large UPVC bay window overlooking the front aspect, feature living flame effect fire with brick surround and gas central heating radiator.

Kitchen

Fitted with a range of modern wall and base units, integrated hob, oven and extractor fan. UPVC window overlooking the rear aspect and gas central heating radiator. There is also a handy recess for additional storage and access to the rear external via the rear stairwell.

Main Bedroom

Bright and airy main bedroom with a built in storage cupboard, UPVC window overlooking the front aspect and gas central heating radiator.

Bedroom Two

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

Bathroom

With low level WC, wash hand basin and shower over bath.

External Areas

Large drive way which can easily accommodate two cars. To the rear there is a lovely, private rear garden.

Detached Garage

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

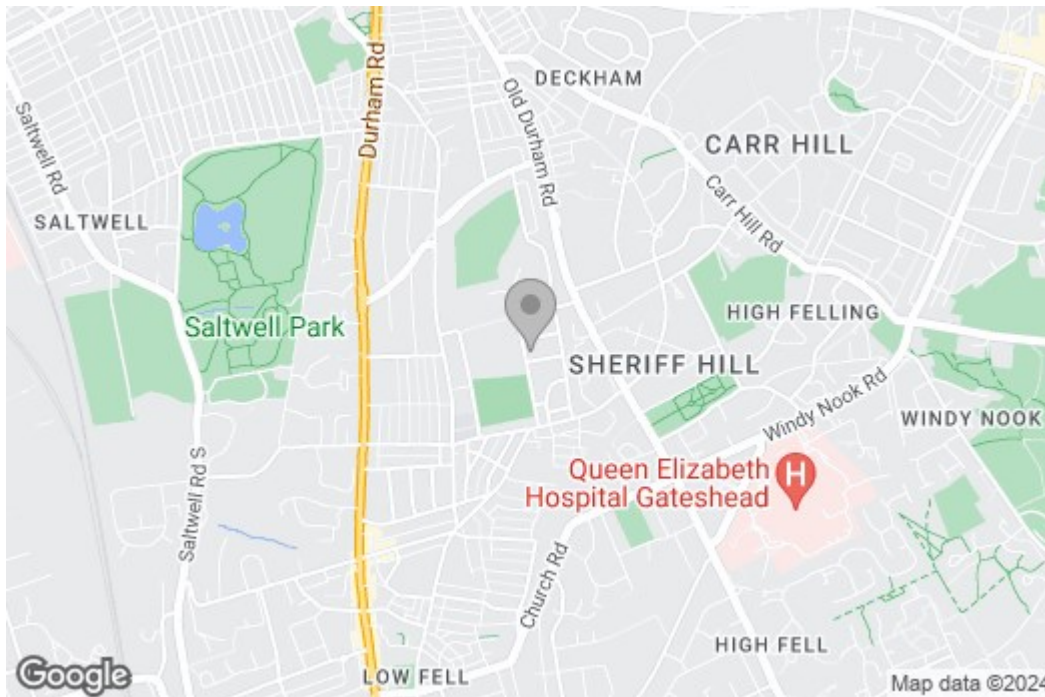
Satellite/Fibre TV Availability - BT, Sky

Broadband - Basic, Superfast, Ultrafast

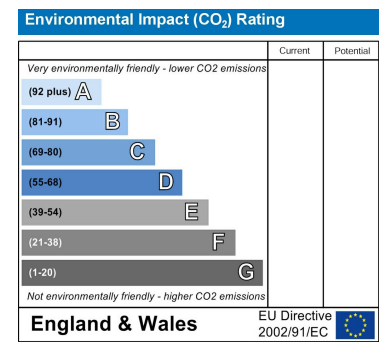
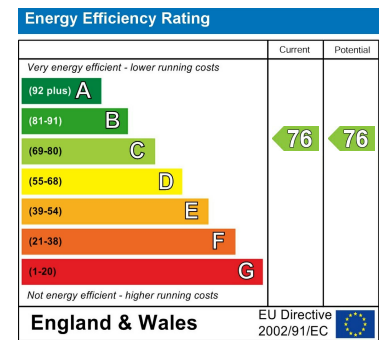
Mobile Coverage - Vodafone, Three, O2

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.