



## 3 Albion Terrace, Gateshead, NE9 7RJ

£775 Per Calendar Month

**\*\*\* AVAILABLE FROM THE 1ST AUGUST 2024 \*\*\*** is this charming, two bedroom mid terraced home on a part furnished basis which is set in the heart of the sought after Springwell Village. To the ground floor you will find a spacious lounge/diner and a modern galley style kitchen. To the first floor lies two generous bedrooms, the master bedroom will have the added benefit of built in wardrobes installed and the family bathroom. The location is ideal for access to local amenities as well as for access to transport routes and services. Externally there is on-street parking and generous outside space to the rear. Early viewing is highly recommended to avoid disappointment.

### **Lounge/Diner**

Bright and airy lounge/diner with a UPVC window to the front aspect allowing lots of natural light and a gas central heating radiator.

### **Kitchen**

Fitted with a range of modern "high gloss" wall and base units, large 5 burner hob and oven, free standing fridge/freezer and washing machine. There is a UPVC overlooking the rear aspect and a UPVC door leading to the rear.

### **Main Bedroom**

Spacious main bedroom which will have the added benefit of a built in wardrobe installed, UPVC window overlooking the front aspect and gas central heating radiator.

### **Bedroom Two**

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

### **Bathroom**

Generous family bathroom fitted with a low level WC, wash hand basin and bath with a rainfall attachment shower over the bath.

### **External Areas**

There is on-street parking to the front whilst to the rear you will find a generous outside seating area.

### **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 - Sunderland

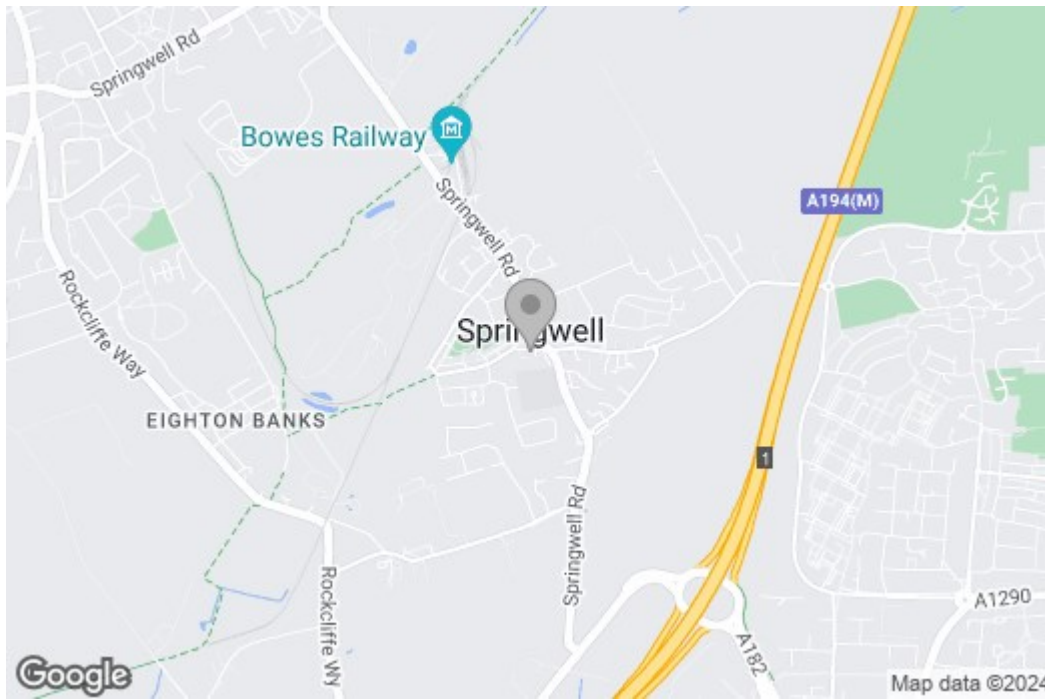
Satellite/Fibre TV Availability - BT, Sky

Broadband - Basic, Superfast, Ultrafast

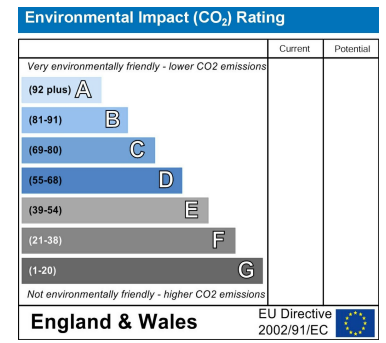
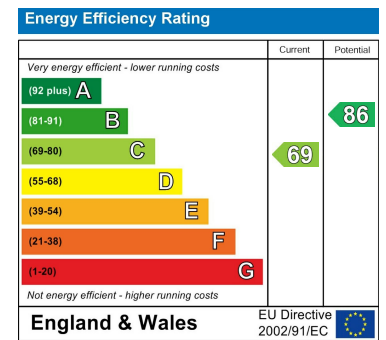


# Floor Plan

## 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.