



55 Penrith Gardens, Low Fell, NE9 6YN

£775 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this well presented, semi-detached house situated on Penrith Gardens within this desirable area of Low Fell. The property is warmed via gas central heating and has the benefit of uPVC double glazing throughout. The accommodation comprises: entrance hallway, lounge/dining room with a living flame effect fire and patio doors leading to the rear garden which provides lots of natural light, breakfasting kitchen with an integrated oven, hob and extractor. There is a separate w/c with hand basin situated on the half landing, and the main landing provides access into the master bedroom with built in wardrobes, and walk in storage, one further bedroom, and family bathroom with separate shower cubicle. There is a fenced garden to the front, and a large, private rear garden which is laid to lawn with borders, a raised flower and a handy outhouse with power, lighting, and plumbing for a washing machine. Viewings are highly recommended to avoid disappointment.

Entrance Hallway

A uPVC front entrance door provides access into the hallway which has under stair storage, a single radiator and a staircase leading to the first floor.

Lounge/Dining Room

Bright and airy lounge with coving to the ceiling, living flame effect gas fire with feature surround, insert and hearth, UPVC window overlooking the front aspect, sliding UPVC patio doors leading to the rear gardens, gas central heating radiator.

Breakfasting Kitchen

Base and eye level units with contrasting work surfaces, an integrated stainless steel oven, concealed cooker hood, eye level China display cabinet, stainless steel sink unit, partial tiling to the walls, tiled effect laminate flooring, single radiator, window and a uPVC exit door to the rear.

Half Landing

With a window to the front and a staircase leading to the main landing.

Separate WC

A low level WC and hand basin, UPVC window overlooking the side aspect.

First Floor

Landing with loft access, a built in cupboard housing a Potterton boiler and a built in storage cupboard.

Master Bedroom

Spacious master bedroom with the benefit of built in double robe storage, walk in storage cupboard, UPVC window overlooking the rear aspect and gas central heating radiator.

Bedroom Two

Neutral, good sized second bedroom with UPVC window overlooking the rear aspect, gas central heating radiator.

Bathroom

9'1" x 6'0" (2.77 x 1.83)

Large family bathroom with a panelled bath, double shower unit, pedestal wash basin, tiling to walls and floor, towel warmer and a UPVC window to the rear.

External

There is a garden which is laid to lawn and a rear garden which is also laid to lawn, has borders, raised flower garden, outhouse with power and lighting and plumbing for a washing machine.

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

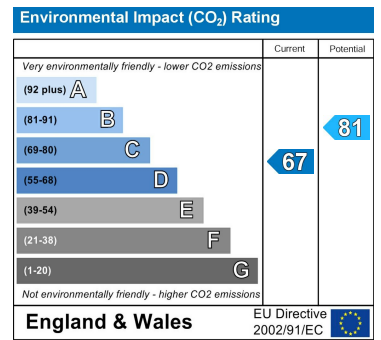
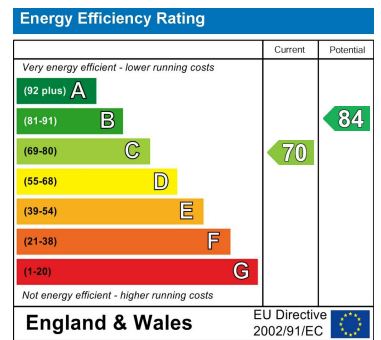
Mobile Coverage - EE, Three, O2

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.