



## 1 Earls Drive, Gateshead, NE9 6AA

£750 Per Calendar Month

\*\*\* AVAILABLE FROM THE 10TH AUGUST 2024 \*\*\* on a unfurnished basis is this two bedroom end terraced house in an ideal location for local amenities and transport links at the heart of Low Fell. Accommodation briefly comprises of entrance into hallway with stairs leading to the first floor, ground floor you will find the lounge, kitchen and bathroom. To the first floor the is the master bedroom and second bedroom. Externally there is a small yard. Early viewing is advised to avoid disappointment.

## **Entrance Hallway**

With access to the lounge and stairs to the first floor.

## **Lounge**

Bright lounge with UPVC window overlooking the front aspect, gas central heating radiator, feature electric fire and access to the kitchen.

## **Kitchen**

With a range of wall and base units and built in oven, hob and extractor fan. There is a UPVC window and a UPVC door leading to the rear aspect.

## **Bathroom**

Fitted with a white 3 piece suite comprising of low level WC, basin and a bath with a shower over.

## **Master Bedroom**

Spacious master bedroom with UPVC window overlooking the front aspect, gas central heating radiator and built in storage cupboard.

## **Bedroom Two**

With UPVC window overlooking the rear aspect and a gas central heating radiator.

## **Rear External**

There is a concreted rear yard with gated access to the rear lane.

## **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

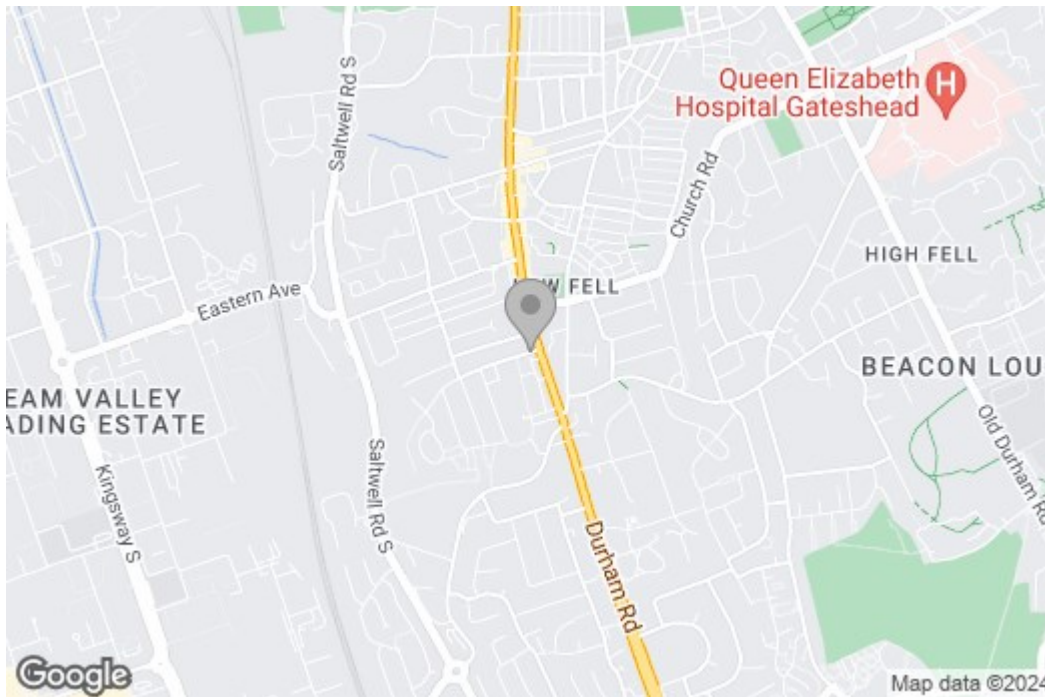
**Upfront Costs:**

1 Months rent upfront

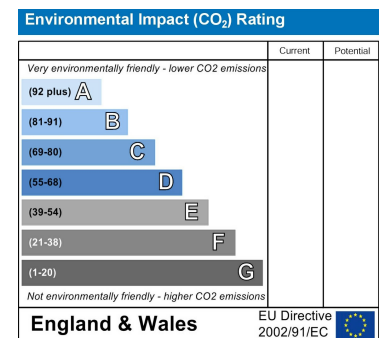
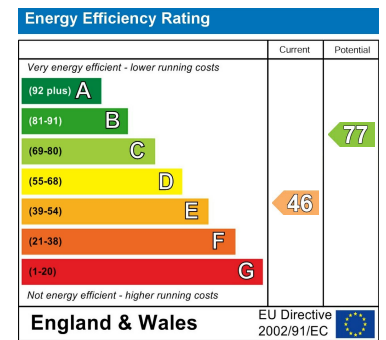
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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 a representation or warranty in respect of the property.