



103 Broadway, Gateshead, NE9 5QB

£795 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this spacious semi-detached house situated on an elevated site on the ever popular Broadway which has recently been re-decorated throughout. The property is warmed via gas central heating and has the benefit of UPVC double glazing and gas central heating throughout. The accommodation comprises: entrance hallway, lounge, breakfasting kitchen, conservatory, separate WC and wash area. The first floor landing provides access into the master bedroom which has sliding door built in wardrobes, a second bedroom and large family bathroom. Externally there are is a garden to the front, a private rear garden which is perfect for those Summer evenings and on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor and a handy storage cupboard.

Lounge

Bright and airy lounge with feature fire, large bay window and gas central heating radiator.

Breakfasting Kitchen

Fitted with a range of wall and base units, integrated oven and hob, handy storage cupboard and access into the conservatory.

Conservatory

Fantastic additional living space with patio doors leading to the rear garden.

Downstairs WC

With floor standing toilet.

Wash Room

Fitted with a range of storage units and wash hand basin.

Main Bedroom

Spacious main bedroom with large built in wardrobes, UPVC window overlooking the rear external and gas central heating radiator.

Bedroom Two

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

External Areas

To the front of the property there a split level garden, to the rear there is a large, private, paved garden with storage shed.

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

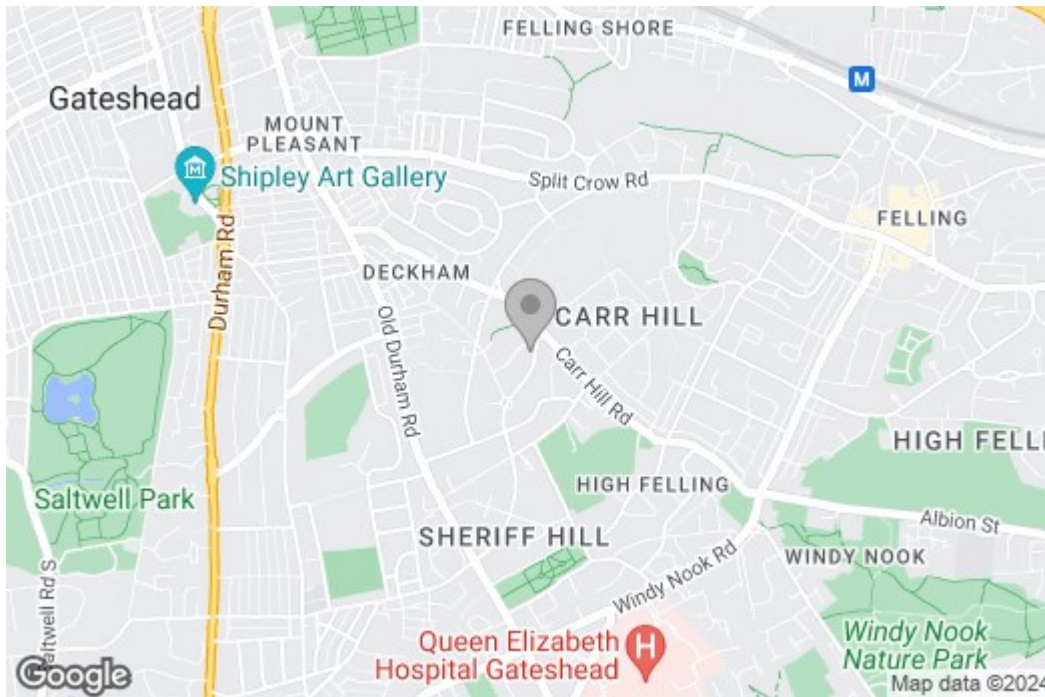
Satellite/Fibre TV Availability - BT, Sky, Virgin

Broadband - Basic & Ultra Fast

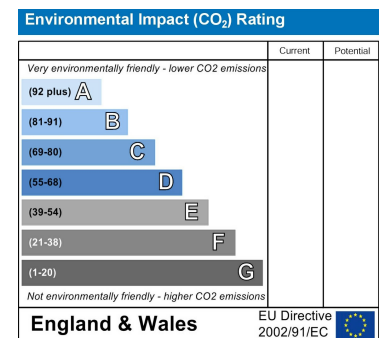
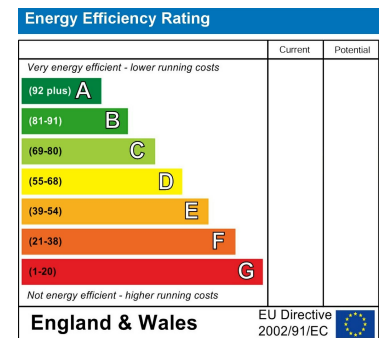
Mobile Coverage - EE, Vodafone, Three, O2

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 a representation or warranty in respect of the property.