



2 The Mill, Gateshead, NE8 1UR

£1,300 Per Calendar Month

*** AVAILABLE FROM THE 30TH AUGUST 2024 *** is this fabulous town house situated on The Mill within this central area of Gateshead. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The spacious accommodation is tastefully decorated throughout and comprises: entrance hallway, cloakroom/wc, breakfasting kitchen with an integrated oven, fridge/freezer, dishwasher and washing machine. The first floor landing provides access into living room, and master bedroom with an en-suite. There are three further bedrooms and family bathroom on the second floor. There is a garden to the front with a driveway and integral garage, and a low maintenance garden to the rear with a raised decked patio area. Viewings are highly recommended to appreciate this stunning family home.

Entrance Hallway



Access to the home is via double glazed door. There is a radiator and staircase which leads to the first floor accommodation. Internal doors provide access to the cloakroom/wc, breakfasting kitchen and lounge/reception room.

Downstairs w.c



With a low level wc, wash hand basin with mixer tap, extractor fan and radiator.

Breakfasting Kitchen

15'6" x 10'6" (4.72 x 3.21)



A stylish breakfasting kitchen with a range of floor and wall units with work surfaces and a sink unit with a mixer tap. Built in appliances include a gas hob with electric oven below and stylish extractor fan above. Integrated appliances include a fridge and freezer, dishwasher and washing machine and the wall mounted combi boiler is encased behind a matching kitchen unit. Spotlights are fitted to the ceiling, there is a double glazed window which overlooks the rear garden and a set of double glazed patio doors opens

into the rear garden. To the dining area there is a radiator.

First Floor



With a landing and a staircase which leads to the second floor accommodation.

Lounge

15'6" x 12'6" (4.73 x 3.81)



This room overlooks the rear of the home and is fitted with halogen spotlights to the ceiling. There is a radiator and two double glazed windows overlook the rear.

Master Bedroom

15'6" x 11'8" (4.73 x 3.55)

(Maximum measurement) A pleasant L shaped room with two double glazed windows and a radiator. A door provides access to the en suite shower room/wc.

En-suite



With a three piece suite which comprises; low level wc, wash hand basin and double shower unit with power shower inset. There is a chrome towel rail, part tiled walls and an extractor fan.

Second Floor



Bedroom Two

15'6" x 9'3" (4.73 x 2.81)



Double glazed window which overlooks the front of the home. Radiator.

Bedroom Three

10'8" x 6'4" (3.24 x 1.93)



With a skylight window and double glazed window which overlooks the rear elevation. Radiator.

Bedroom Four

10'8" x 8'11" (3.24 x 2.71)



With a radiator, double glazed window and skylight window which overlooks the rear of the home.

Family Bathroom

8'4" x 5'7" (2.54 x 1.70)



With a modern three piece suite which comprises; low level wc, wash hand basin and panelled bath with part tiled walls and an extractor fan.

External



At the front of the home there is a driveway providing off road parking. At the rear of the home there is a garden with patio and decked area.

Garage

With an up and over door. Perfect for parking for a small vehicle or storage. This area also has potential to be converted into another room subject to building regulation approval.

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

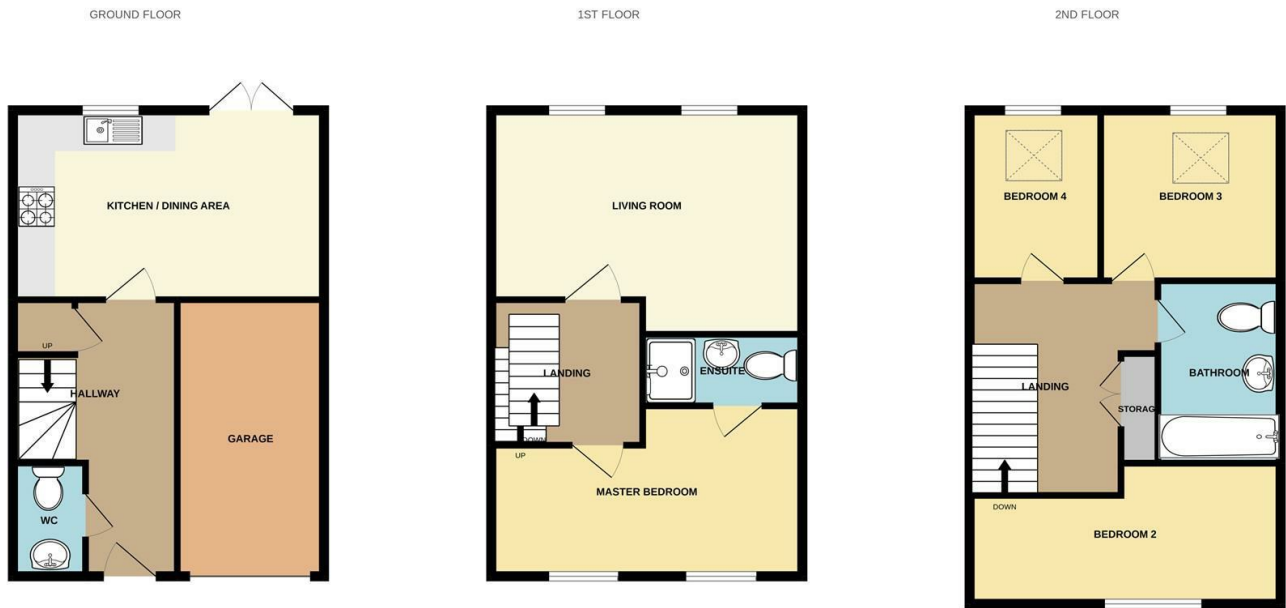
Local Authority - Gateshead

Satellite/Fibre TV Availability - BT, Sky

Broadband - Basic, Superfast

Mobile Coverage - EE, Vodafone, Three, O2

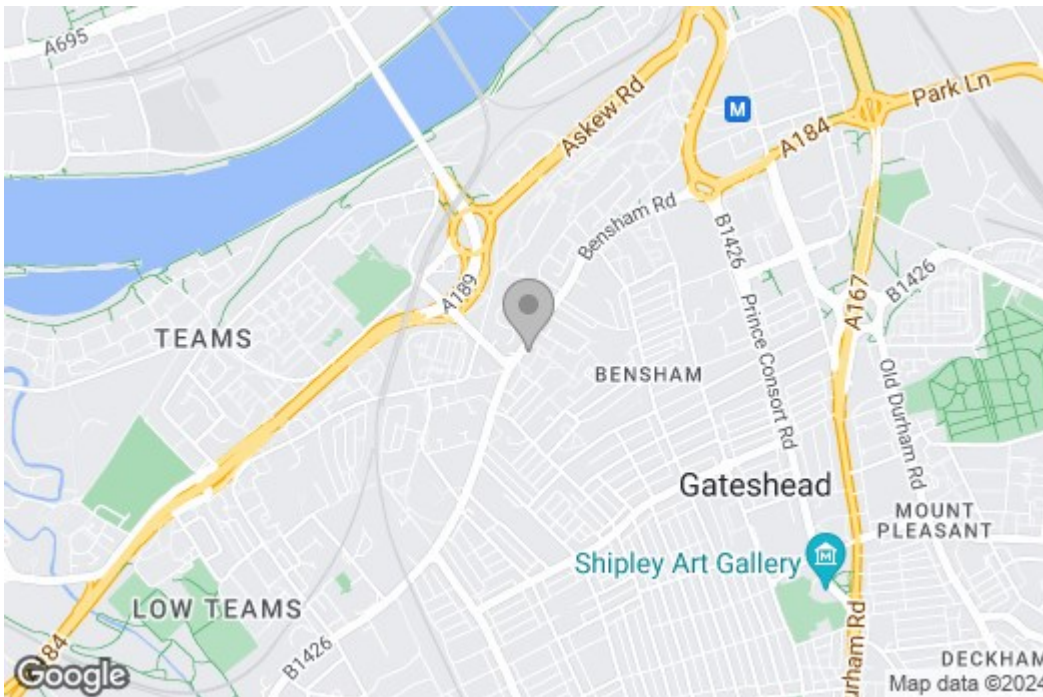
Floor Plan



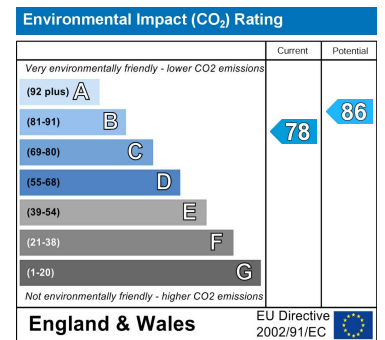
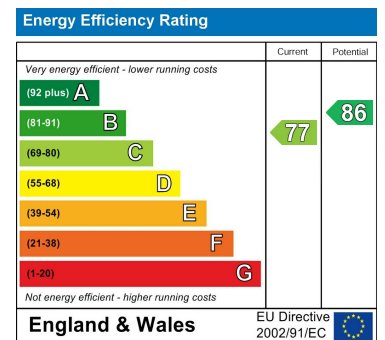
NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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