



57 Sheraton, Gateshead, NE10 8JP

£895 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this fabulous three bedroom semi detached family home situated within a desirable area of Leam Lane. The property has recently undergone refurbishing and redecoration throughout using modern, neutral tones which will appeal to a variety of applicants. Briefly comprising entrance hallway with access through to the lounge, kitchen with integrated oven, hob an extractor fan which then leads through to a spacious utility area. To the first floor you will find three bedrooms and the family bathroom. The property benefits from UPVC windows and gas central heating throughout. Externally there a driveway offering ample off street parking and a private rear garden. Early viewing is highly recommended to avoid disappointment.

Lounge

Spacious lounge with dual aspect UPVC windows, electric feature fireplace and gas central heating radiator.

Kitchen

Fitted with a range of wall and base units, integrated oven, hob and extractor fan. A UPVC overlooks the rear aspect and gas central heating radiator.

Utility Room

Pipework is available to plumb in a washing machine, UPVC window and UPVC door leading to the side/rear access.

Main Bedroom

Bright and airy main bedroom with a handy storage cupboard, UPVC window overlooking the front aspect and gas central heating radiator.

Bedroom Two

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

Bedroom Three

Has a UPVC window overlooking the front aspect and gas central heating radiator.

Family Bathroom

Fitted with a low level WC, wash hand basin which is nestled into a handy storage unit, bath with shower over and rainfall attachment, heated towel rail.

External Areas

There is a herringbone style brick driveway offering ample off street parking to the front. To the rear you will find a large, private garden.

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

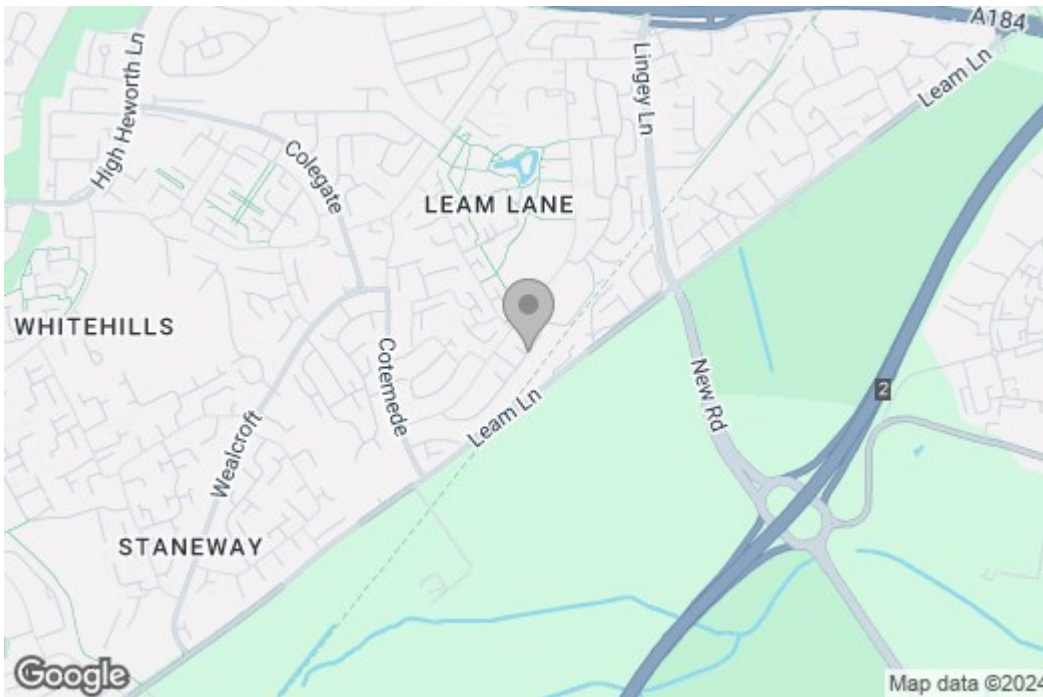
Upfront Costs:

1 Months rent upfront

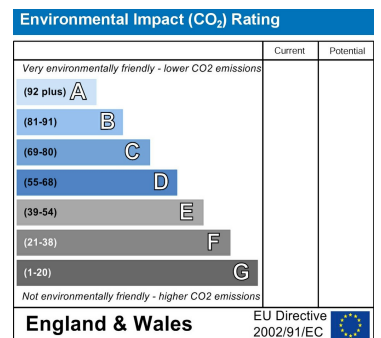
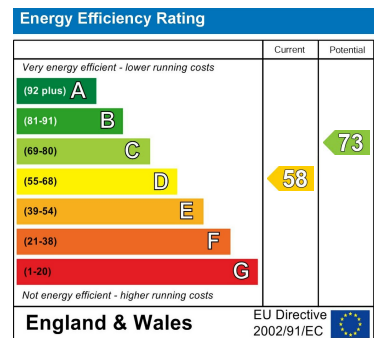
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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 an representation or warranty in respect of the property.