



3 Southfield Terrace, Newcastle Upon Tyne, NE6 3EL

£850 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this delightful two bedroom, semi detached home situated on the ever popular Southfield Terrace, Walker. The property is ideally located for local transport links, local amenities and Walker Riverside Park as well as easy access into Newcastle City Centre. The property briefly comprises of; entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor you will find two good sized bedrooms and the family bathroom. Externally, the property offers a low maintenance front lawn with a private driveway and garage. To the rear, there is a raised patio area which is perfect for those Summer evenings and private garden. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor, access through to the lounge and a gas central heating radiator.

Lounge

Bright and airy lounge with a large UPVC bay window overlooking the front aspect which allows a lot of natural light, double door leading to the dining area, a handy storage cupboard and a gas central heating radiator.

Dining Room

Large dining area with access to the kitchen, a gas central heating radiator and patio door leading to the rear garden.

Kitchen

Fitted with a range of wall and base units, integrated oven and hob and a free standing fridge. There are UPVC windows overlooking the rear aspect and access door to the rear.

Main Bedroom

Spacious main bedroom with a UPVC window overlooking the front aspect, built in storage cupboards and a gas central heating radiator.

Bedroom Two

Good sized second bedroom with a UPVC window overlooking the rear aspect, a gas central heating radiator and storage cupboard.

Bathroom

Fitted with a low level WC, wash hand basin and bath with shower over.

External Areas

To the front there is a private driveway and lawned area. To the rear there is a raised, paved patio area and lawn with borders.

Attached Garage

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one week's rent as a holding deposit which is off-set against the first month's rent. This one week's 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

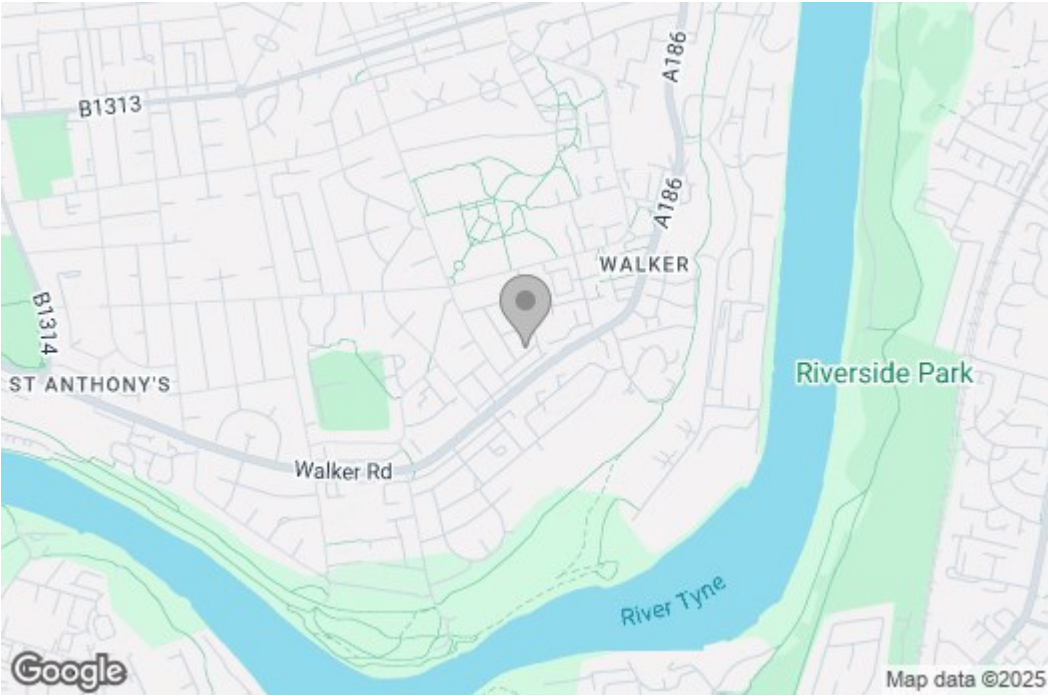
Upfront Costs:

1 Month's rent upfront

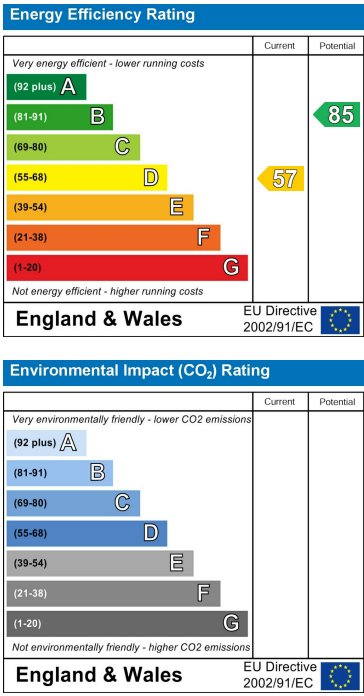
1 Month's rent amount as a damage deposit to be held in a Government approved deposit scheme

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.