



13 Tarlton Crescent, Gateshead, NE10 9HU

£725 Per Calendar Month

***** AVAILABLE FROM THE 9TH MAY 2025 ***** on an unfurnished basis is this homely two bedroom semi detached property on the ever popular Tarlton Crescent. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout and a security alarm system. The accommodation comprises: entrance hallway, living room with recessed gas fire to the chimney breast and breakfasting kitchen. The first floor landing provides access to the master bedroom, one further bedroom with access to the loft room and the family bathroom. There is a gated driveway to the front providing the home with ample off street parking and a large private rear yard.

Entrance Hallway

A composite front entrance door provides access to the hallway with convector radiator and staircase leading to the first floor

Lounge

Living flame log effect gas fire recessed to the chimney breast, UPVC bay window overlooking the front aspect, gas central heating radiator

Kitchen

Base and eye level units in high gloss white finish with contrasting work surfaces, breakfast bench, integrated oven, gas hob and extractor fan. There is a UPVC door and window with access to and overlooking the rear aspect and a gas central heating radiator

First Floor

Landing with window to the side

Master Bedroom

Large master bedroom with the added benefit of a built in storage cupboard, UPVC window overlooking the front aspect and a gas central heating radiator

Bedroom Two

Second bedroom with access to the loft area, UPVC window overlooking the rear aspect and gas central heating radiator

Loft Space

Accessed via a wooden loft ladder the loft space is fully boarded and carpeted with power, lighting, convector radiator and Velux window.

Bathroom

Spacious family bathroom comprising of a corner bath with electric shower over, pedestal hand wash basin, low level w/c, PVC cladding to the walls, tiled floor, towel warmer and frosted UPVC window

External

There is a gated driveway to the front providing the home with off street parking, a paved front garden with raised sun terrace and a low maintenance rear garden with an outhouse and garden 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

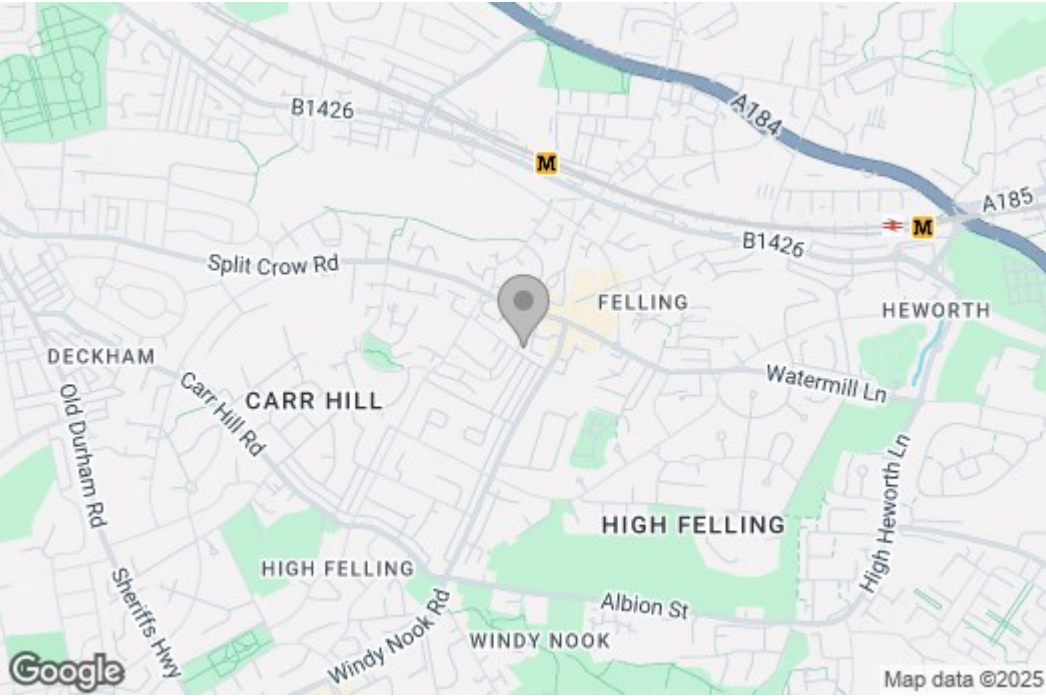
Upfront Costs:

1 Months rent upfront

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

Floor Plan

Area Map



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.

Energy Efficiency Graph

