



6 Field House Road, Gateshead, NE8 4SH

£825 Per Calendar Month

***** AVAILABLE FROM THE 6TH JUNE 2025 ***** is this amazing two bedroom end of terrace property situated directly opposite Saltwell Park on Field House Road. The accommodation has kept some of it's original features which all adds the the charm of this property. Briefly comprising of entrance hallway, lounge and kitchen/diner to the ground floor. To the first floor there are two bedrooms and a shower room. The property also benefits from a basement workshop and a low maintenance rear private yard with astro turf. Early viewing is highly recommended to appreciate this lovely family home and to avoid disappointment.

Entrance Hallway

UPVC double glazed entrance door with doors leading the lounge and kitchen/diner. Stairs leading to the first floor

Lounge

Bright and spacious lounge with UPVC window overlooking the front aspect, gas central heating radiator and decorative brick feature wall

Kitchen/Diner

Fresh, modern and newly installed range of wall/base units, UPVC windows overlooking both the front and rear aspect, recessed feature wall. Ample space for family dining

Master Bedroom

Tastefully decorated master bedroom with original feature fireplace, UPVC window over looking the front aspect, gas central heating radiator

Bedroom Two

Spacious second bedroom with UPVC window overlooking the front aspect, original decorative feature fireplace, gas central heating radiator

Shower Room

Modern shower room with walk in shower, original sink and taps, chrome towel rail, UPVC window overlooking the rear aspect

Basement Workshop

Large basement workshop housing the combi boiler, door leading directly to the rear yard

Rear External

Private rear yard with low maintenance astro turf

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

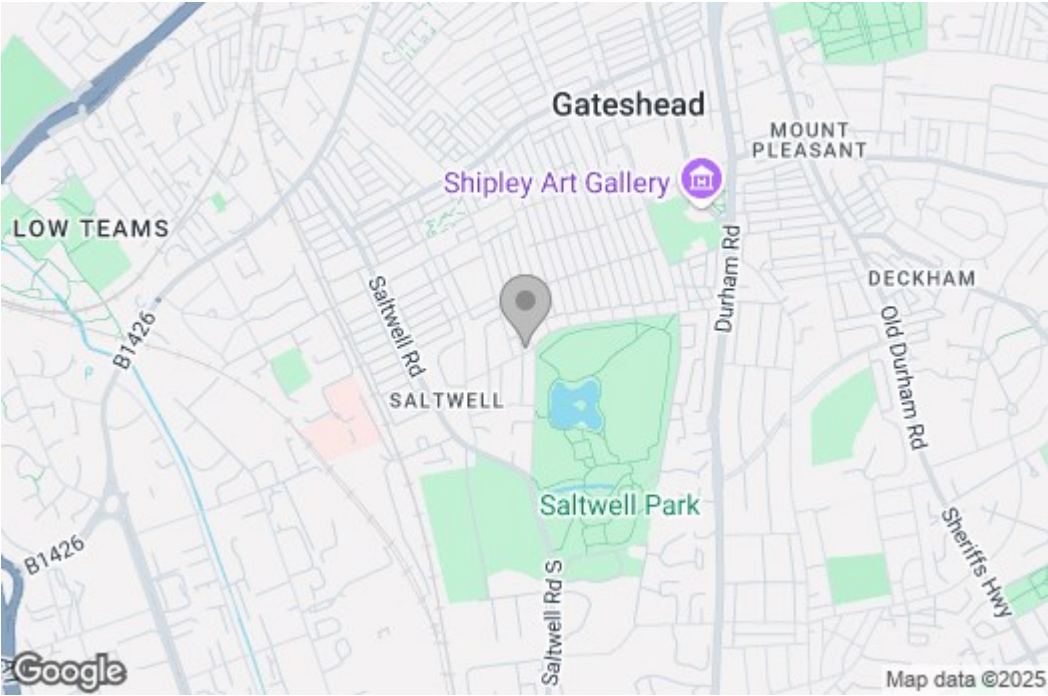
Upfront Costs:

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

