



## 58 Cedars Green, Gateshead, NE9 6QE

£1,095 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished is this lovely three bedroom semi detached family home house located on the very desirable Cedars Green Estate within Low Fell which occupies an envious corner position. The house will surely appeal to anyone looking for great access to Low Fell's amenities and easy access to the A1. The house has double glazing throughout and gas central heating is via a combi boiler. Briefly comprising of; entrance hallway with stairs leading to the first floor, lounge/dining room, kitchen, shower room and three bedrooms. There is a private side garden which is perfect for those Summer evenings, lawned area to the front, low maintenance gravelled area to the rear and ample on-street parking. The demand for this estate is always very high, therefore an early viewing will be advised to avoid disappointment.

### **Entrance Hallway**

With stairs leading to the first floor, access to the lounge and kitchen with a handy under stairs storage cupboard.

### **Lounge/Dining Room**

Spacious lounge/dining room with dual aspect windows allowing lots of natural light, feature fireplace with surround and gas central heating radiators.

### **Kitchen**

Fitted with a range of wall and base units, integrated oven, hob and extractor fan and access to the side and rear gardens.

### **First Floor Landing**

#### **Main Bedroom**

Bright and airy main bedroom with a UPVC overlooking the front aspect and a gas central heating radiator.

#### **Bedroom Two**

Spacious second bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

#### **Bedroom Three**

Good sized third bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

### **Shower Room**

Fitted with a low level WC, wash hand basin, bath and shower in a separate cubicle.

### **External Areas**

There are gardens to the front and side with a low maintenance gravelled area to the rear.

### **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:

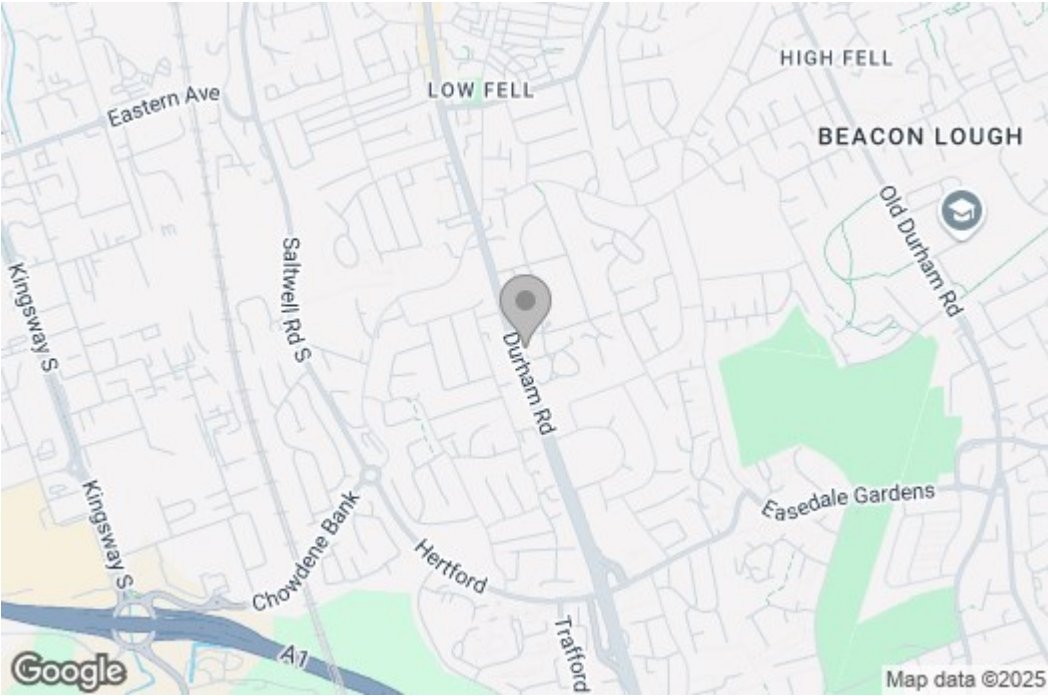
1 Months rent upfront

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



Floor Plan

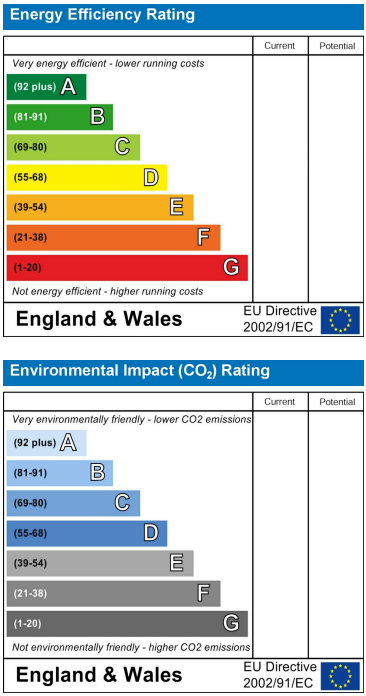
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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