



20 Richmond Avenue, Gateshead, NE10 0TA

£775 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this lovely two bedroom family home situated on Richmond Avenue within this extremely popular area of Bill Quay. The property has the benefit of gas central heating and UPVC double glazing throughout. The spacious property comprises of: entrance hallway, lounge with a feature fireplace and gas fire, dining room, and dining kitchen with some integrated appliances. The fridge freezer, washing machine and dryer will all be gifted to any potential applicants. The first floor landing provides access into the main bedroom with fitted wardrobes, one further double bedroom and a shower room. Externally there is a large gated driveway to the front with an attached garage which has power and lighting and a private rear garden. Early viewings are highly recommended to avoid disappointment.

Entrance Hallway

Access via a UPVC external door with access into the lounge and stairs leading to the first floor.

Lounge

13'9" x 13'2" (4.21m x 4.03m)

Spacious lounge with a large bay window overlooking the front aspect, gas fire with feature surround and a gas central heating radiator.

Dining Room

14'11" x 9'6" (4.56m x 2.91m)

Bright and airy dining room with a UPVC bay window overlooking the rear aspect.

Dining Kitchen

15'6" x 10'10" (4.73m x 3.32m)

Large dining kitchen fitted with a large range of wall and base units, integrated oven and hob. The fridge freezer, washing machine and dryer will all be gifted to any potential applicants. There is a UPVC window and access door leading to the rear garden.

First Floor Landing

With access doors to both bedrooms and shower room.

Main Bedroom

14'0" x 14'0" (4.28m x 4.27m)

Extremely large main bedroom fitted with built in wardrobes and storage, a UPVC bay window overlooking the front aspect and a gas central heating radiator.

Bedroom Two

10'11" x 8'6" (3.35m x 2.61m)

Good sized second bedroom with a with a bay window overlooking the rear aspect and a gas central heating radiator.

Shower Room

7'7" x 5'3" (2.33m x 1.62m)

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

Garage

With power and lighting.

External Areas

Private driveway with room for two cars and a private rear 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

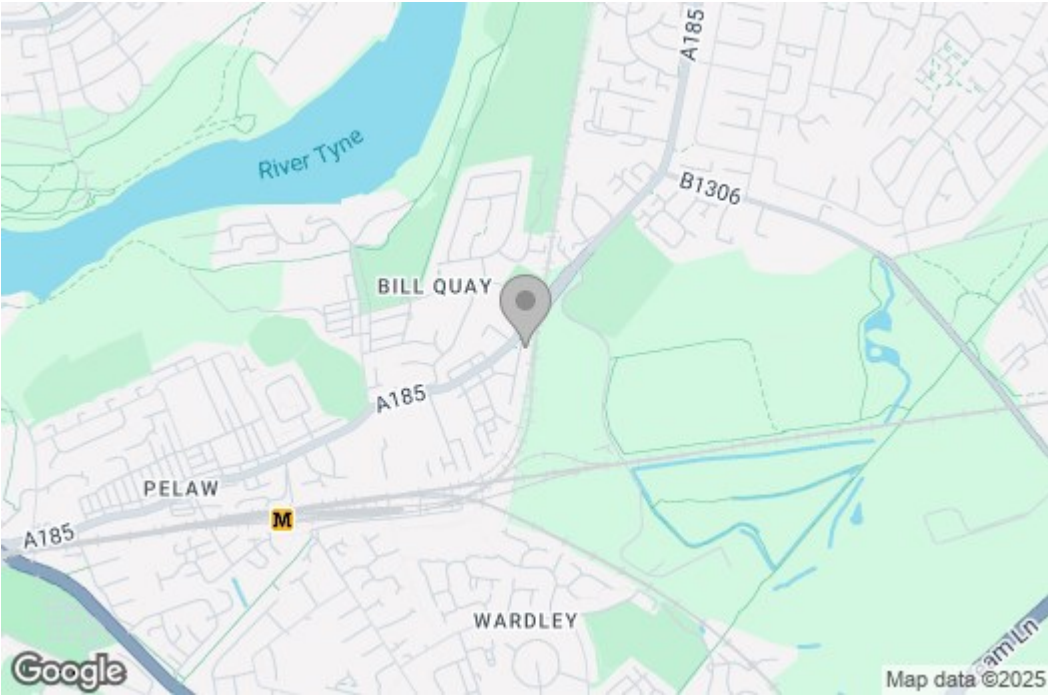
Upfront Costs:

1 Months rent upfront

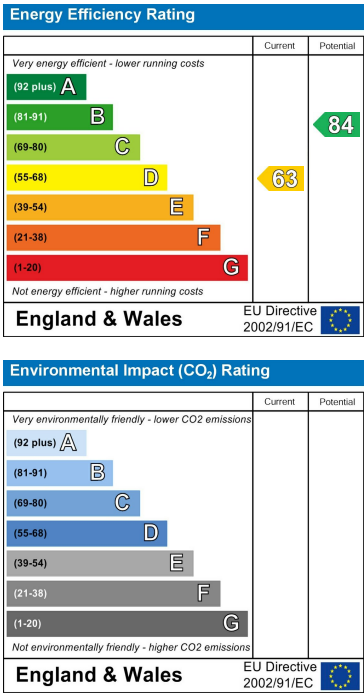
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.