



52 Trafford, Gateshead, NE9 6NG

£750 Per Calendar Month

*** AVAILABLE FROM THE 17TH OCTOBER 2025 *** on an unfurnished basis is this fantastic three bedroom situated on the ever popular Trafford. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. Briefly comprising of ; entrance hallways to both the front and rear, lounge with windows overlooking the front aspect, modern kitchen with an integrated oven, hob and a handy storage room. The first floor landing provides access into the main bedroom with built in wardrobe/storage space and windows overlooking the front aspect, two further bedrooms and a family shower room. To the rear is a private decked seating area and off-street parking. Early viewings are highly recommended to avoid disappointment.

Entrance Hallway

Entrance hallway from the front aspect leading to the lounge, UPVC door

Lounge

Spacious lounge with UPVC window overlooking the front aspect, gas central heating radiator

Kitchen/Dining Area

Modern kitchen with integrated hob, oven and extractor fan, ample space for a dining table, UPVC windows, gas central heating radiator

Bathroom

Modern shower room with wall mounted shower within a glass enclosure, wash hand basin and low level WC

Main Bedroom

Large main bedroom with built in storage cupboard, UPVC windows overlooking the front aspect, gas central heating radiator

Bedroom Two

Large second bedroom with UPVC window overlooking the rear aspect, gas central heating radiator

Bedroom Three

Good sized third bedroom with UPVC window overlooking the rear aspect, gas central heating radiator

Entrance Hallway 2

Large entrance hallway to the rear

Rear Yard

Raised decked area which is perfect for outside seating

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

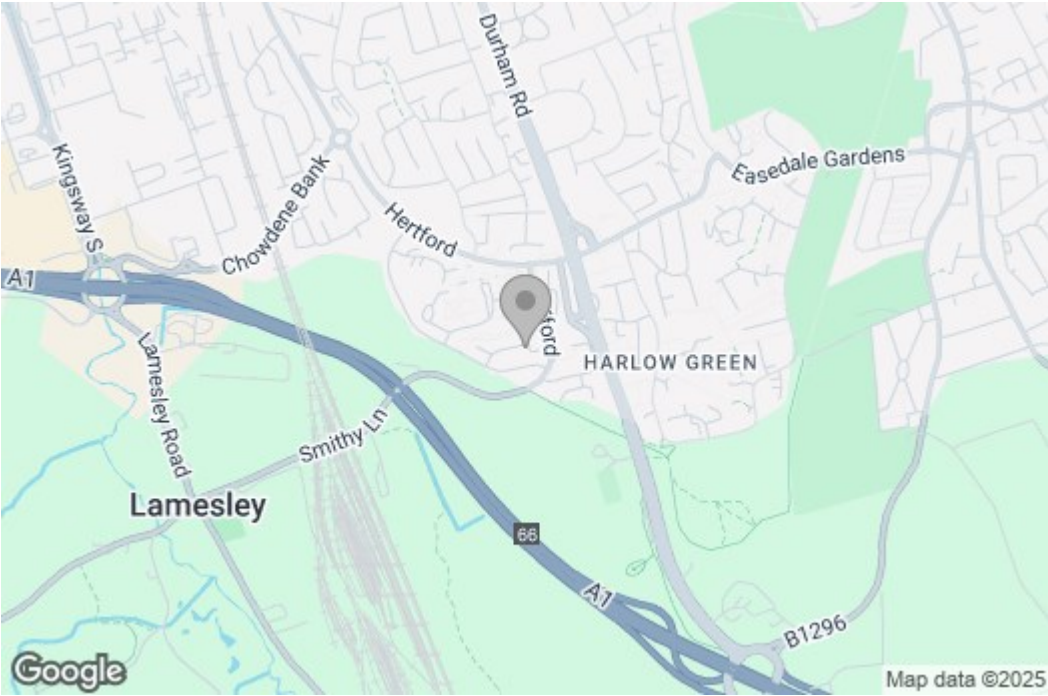
Upfront Costs:

1 Months rent upfront

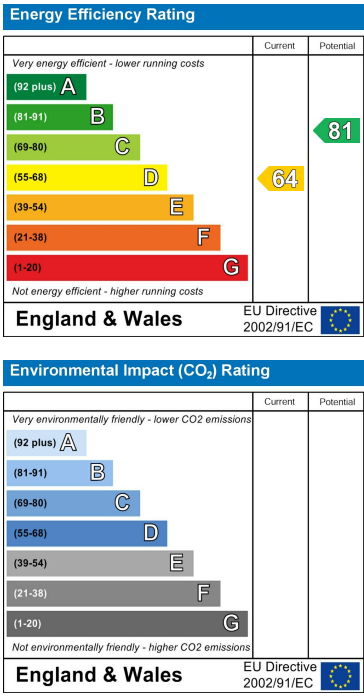
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.