



31 Beverley Road, Gateshead, NE9 5UJ

£795 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this immaculate, spacious, two bedroom ground floor flat situated on the sought after Beverley Gardens within Low Fell. The property benefits from gas central heating and UPVC double glazing, whilst the accommodation itself briefly comprises of entrance hallway, well presented lounge with bay window and decorative feature fireplace. The kitchen has recently been re-fitted to a very high standard and includes integrated white goods such as an oven, fridge, freezer and washing machine. There are two bedrooms and a family bathroom with a modern, three piece white suite. There are gardens to the front external whilst the rear benefits from a large decking area with planted borders. The property has ample off street parking and is ideally positioned close to local amenities including shops and schools, with excellent transport links into Gateshead, Newcastle and surrounding areas. Early viewing is highly recommended to avoid disappointment.

Lounge

Bright and airy lounge with decorative feature fireplace with a cast iron surround, granite hearth, gas central heating radiator, UPVC window overlooking the front aspect

Kitchen

Recently fitted with a range of modern wall and base units, integrated white goods (oven, hob, extractor fan, fridge, freezer and washing machine), UPVC window overlooking the side aspect, UPVC door to the rear

Main Bedroom

Spacious master bedroom with UPVC window overlooking the front aspect, Gas central heating radiator

Bedroom Two

With a period fire surround to the chimney breast, built in storage cupboard, gas central heating radiator and UPVC window overlooking the rear aspect.

Family Bathroom

White 3 piece suite with shower over the bath, chrome towel rail, frosted glass UPVC window

Externals

There are two small sections of garden to the front external and private decked area with flower borders

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

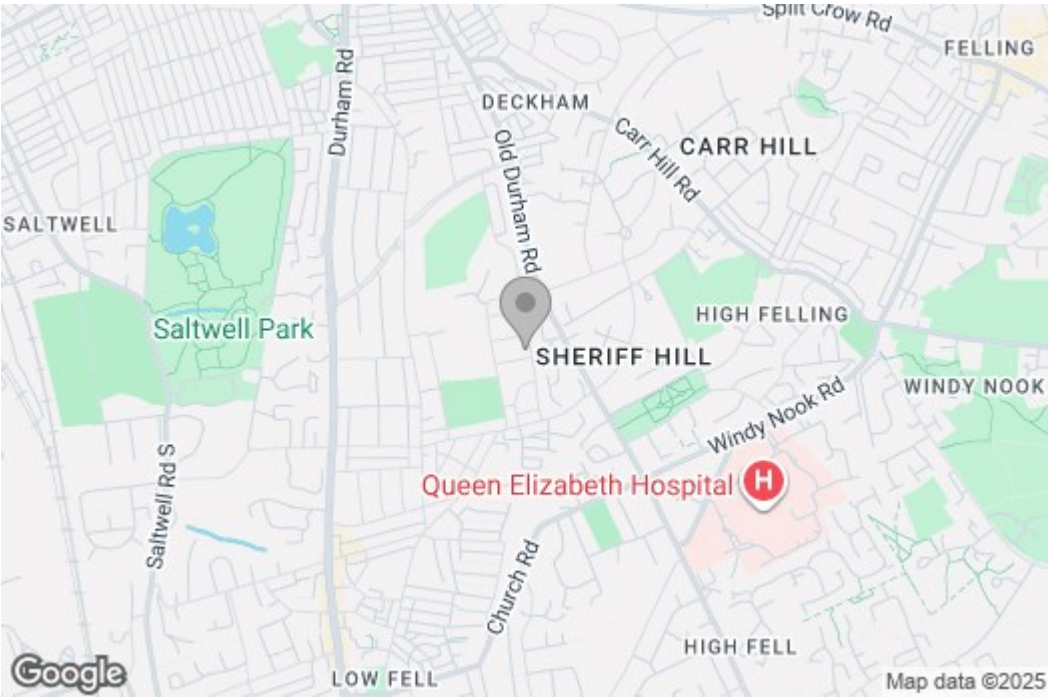
Upfront Costs:

1 Months rent upfront

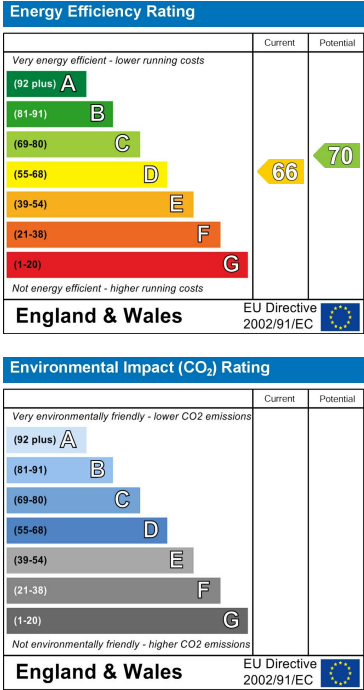
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.