



9 Bede Courtyard Winters Pass, Gateshead, NE8 2GS

£1,500 Per Calendar Month

*** AVAILABLE FROM THE 1ST OCTOBER 2025 *** on an unfurnished basis is this very impressive town house situated on Bede Courtyard offering lovely river views. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The spacious accommodation is over three floors and comprises: entrance hallway, ground floor cloaks/w.c., living room with french doors opening onto the rear garden and open access into the kitchen which has an integrated oven, dishwasher, fridge/freezer and washer/dryer. The first floor landing provides access into another sitting room which has great views overlooking the river and could be used as an extra bedroom, a double bedroom offering river views, and a family bathroom. The master bedroom with en-suite, and two further bedrooms are located on the second floor with the master bedroom having open river views. There is a garden to the front and a lawned rear garden with a paved patio area, decked sun terrace and garden shed with allocated parking to the rear. Viewings are highly recommended to appreciate this fantastic family home.

Entrance Hallway

A front entrance hallway provides access into the hallway which has a single radiator and a staircase leading to the first floor landing.

Downstairs WC

Low level WC, hand wash basin, single radiator and a window to the front.

Lounge

Spacious lounge with French doors opening onto the rear garden which allows lot's of natural light. and open access into the kitchen.

Kitchen

Fitted with a range of modern wall and base units, integrated appliances such as oven, hob, dishwasher, washer/dryer and fridge freezer. A UPVC window overlooks the front aspect.

First Floor

Landing with a single radiator and a staircase leading to the second floor.

Bedroom One

Double bedroom with a fitted wardrobe and a UPVC window overlooking the rear aspect.

Family Bathroom

Fitted with a low level WC, wash hand basin and bath with shower over.

Lounge/Bedroom

With three UPVC windows overlooking the front aspect.

Second Floor

Landing with built in cupboards and a single radiator.

Main Bedroom

Fantastic main bedroom with built in wardrobes, UPVC windows overlooking the front aspect and access to the en-suite shower room.

Main Bedroom En-Suite

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

Bedroom Three/Four

Bright and airy third bedroom with UPVC window overlooking the rear aspect.

Bedroom Four/Five

Good sized fourth bedroom with a UPVC window overlooking the rear aspect.

External

There is a low maintenance Astro-turf garden to the rear with a decked area and access to the communal gardens. Allocated parking is to the rear of the home.

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

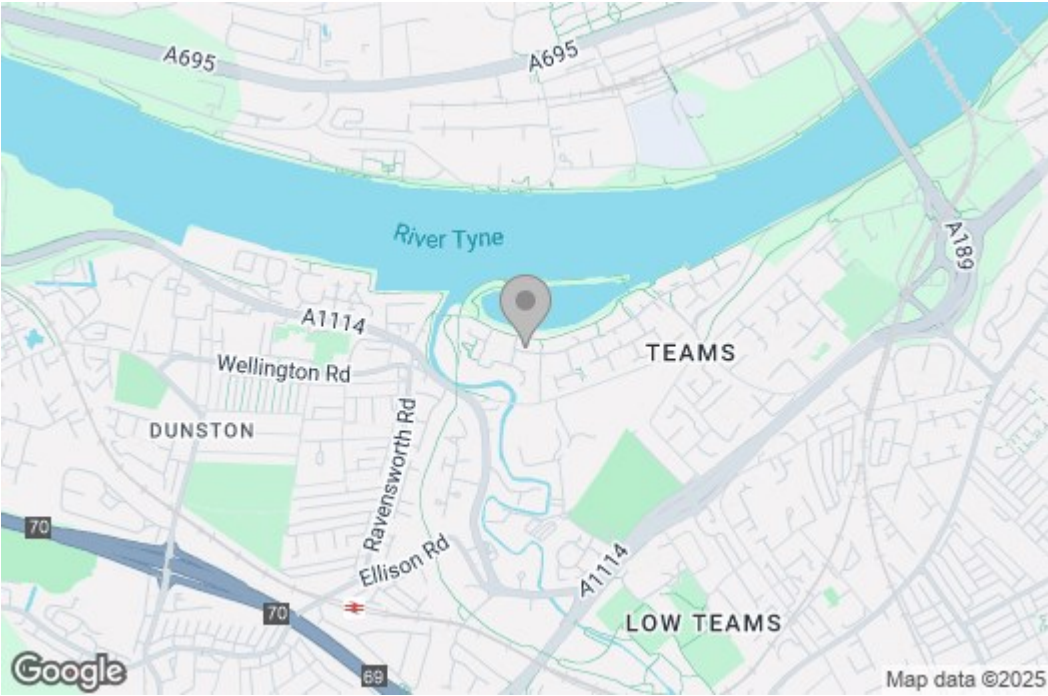
Upfront Costs:

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.

Energy Efficiency Graph

