



11 Village Heights, Gateshead, NE8 1PW

£950 Per Calendar Month

*** AVAILABLE FROM THE 9TH NOVEMBER 2025 *** on an unfurnished basis is this immaculate two bedroom mid-terraced family home which is to a very high standard throughout. Situated on the ever popular Village Heights, the property is ideally located for local amenities and transport links into Gateshead Town Centre and Newcastle City Centre. Briefly comprising of: entrance hallway with stairs leading to the first floor and doorway into a stunning, large open plan lounge/kitchen area which has been renovated beautifully. A large conservatory with UPVC French doors leads to a private split level garden with decked area which is perfect for those Summer evenings. To the first floor there are two good sized bedrooms, a family bathroom and the property is heated via gas central heating. There is a driveway offering off street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

UPVC door leading into entrance hallway with door off to the lounge and stairs to the first floor.

Lounge

Spacious open plan lounge/kitchen with UPVC window to the front aspect and gas central heating radiator.

Kitchen

Fitted with a range of with modern wall and base units, integrated oven, hob and extractor fan. There is a UPVC window and UPVC French doors leading into the conservatory.

Conservatory

Bright and airy conservatory with UPVC doors leading to the rear external.

Master Bedroom

Good sized master bedroom with UPVC window overlooking the front external, gas central heating radiator.

Bedroom Two

Second bedroom with built in storage cupboard, UPVC window overlooking the rear aspect, gas central heating radiator.

Family Bathroom

Fitted with a low level WC, wash hand basin, a bath with shower over the bath and chrome towel rail.

Front External

Concrete driveway offering off street parking.

Rear External

Large split level area which is gravelled to the bottom and raised decked area.

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

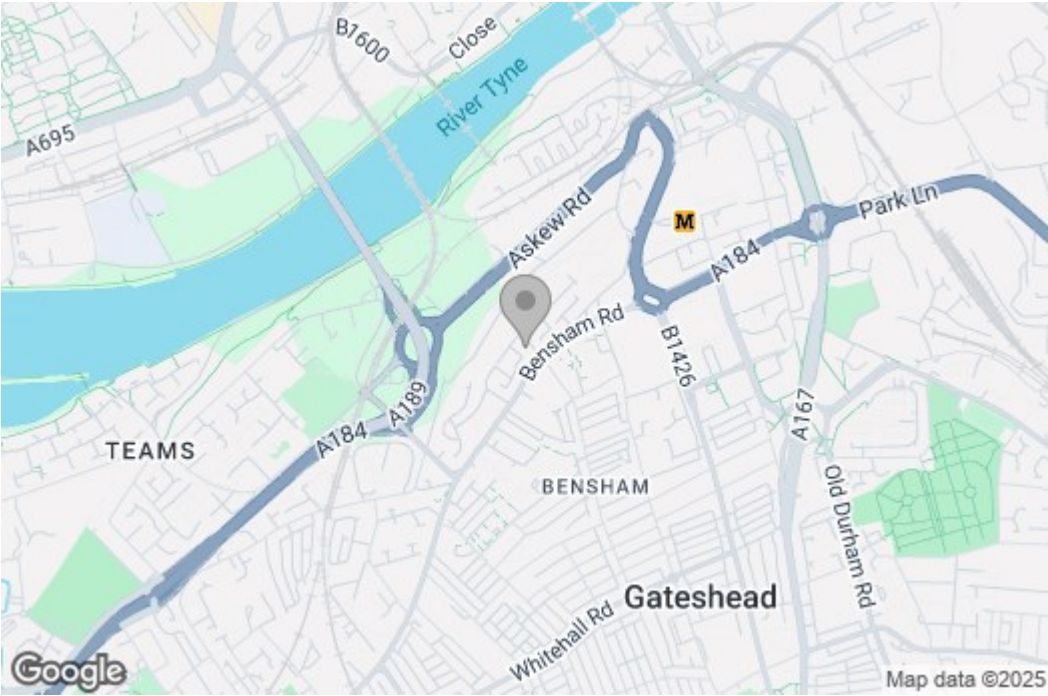
Upfront Costs:

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

