



72 Inskip Terrace, Gateshead, NE8 4AJ

£950 Per Calendar Month

**** AVAILABLE IMMEDIATELY **** on an unfurnished basis is this beautifully appointed, recently re-decorated four bedroom semi detached house. Given the location, accessibility to local amenities and transport links, the property is an ideal family home and would suit a variety of tenants. The house briefly comprises; entrance hallway, lounge, dining room and modern fitted kitchen. Upstairs there is access to a lovely four piece bathroom/wc and three further bedrooms. An additional fourth bedroom with en-suite shower room is located directly above the oversized garage which can house two cars and is accessed via a separate staircase from the dining area. There is a private, split level yard to the rear which is perfect for those Summer evenings. The property also benefits from double glazing and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Access to the home is via a double glazed entrance door. Double glazed window, radiator and a staircase leads to the first floor accommodation.

Lounge

Bright and airy lounge with large UPVC bay window, Adam style fireplace with a hearth and recess with an electric fire and a gas central heating radiator.

Dining Room

Spacious dining room with UPVC double glazed windows overlooking the rear external, gas central heating radiator, storage cupboard and internal doors provide access into the kitchen and large garage. A staircase provides access up to the fourth bedroom and en-suite.

Kitchen

Attractive fitted kitchen with a range of floor and wall units, integrated oven, hob and extractor fan, UPVC window overlooking the rear aspect with a UPVC door leading out to the rear.

First Floor

With main landing has access to the main family bathroom/wc and three bedrooms.

Master Bedroom

Spacious main bedroom with a radiator and a double glazed window which overlooks the front aspect.

Bedroom Two

With a radiator and a double glazed window which overlooks the rear aspect.

Bedroom Three

With a radiator and a double glazed window which overlooks the front aspect.

Family Bathroom/WC

An impressive family bathroom which is fitted with a four piece suite which briefly comprises corner shower unit with shower fitted inset, panelled bath, wash hand basin and a low level wc. There is a heated towel rail, spotlights are fitted to the ceiling and there is a double glazed window.

Bedroom Four

Fantastic fourth bedroom which is accessed via a separate staircase from the dining room. The room has double glazed velux style windows which overlook the front and rear aspects, there are two radiators and an internal door opens into the en-suite shower room/wc.

En-Suite Shower Room/WC

A lovely three piece suite which briefly comprises; low level wc, wash hand basin and a corner shower unit which is fitted with a shower inset. There is a towel rail and a double glazed velux window overlooks the rear aspect.

Oversized Garage

A large oversized garage which is fitted with power and lighting. There is a roller shutter door and an internal door opens through into the main body of the home.

External

A small town style garden is located at the front with a driveway. Located at the rear there is a split level, enclosed garden 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

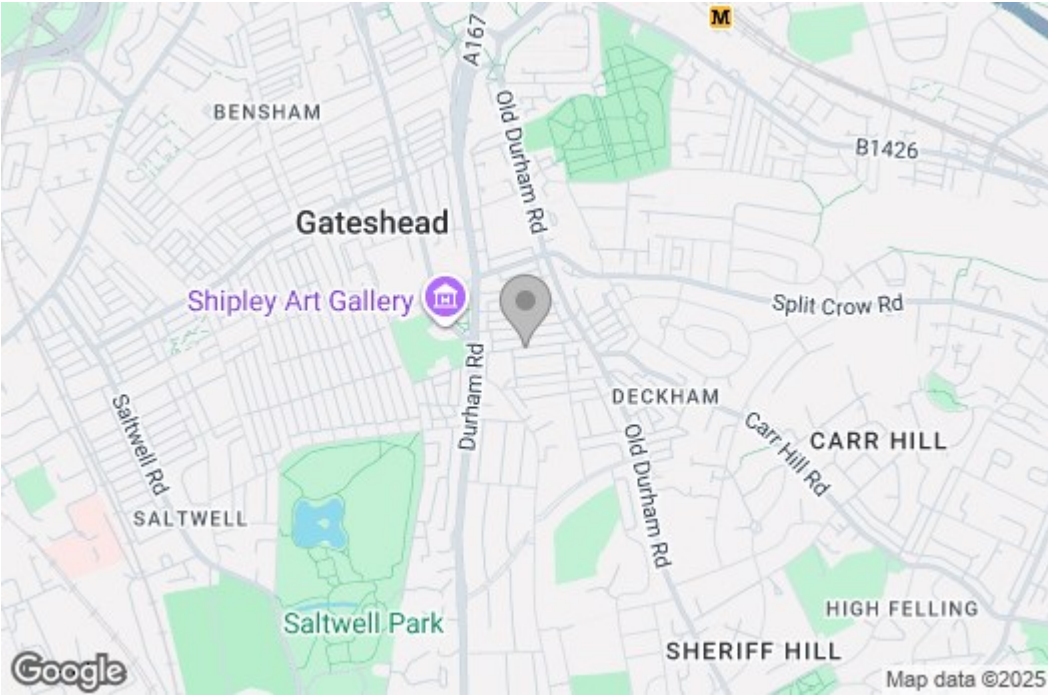
Upfront Costs:

1 Months rent upfront

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

Floor Plan

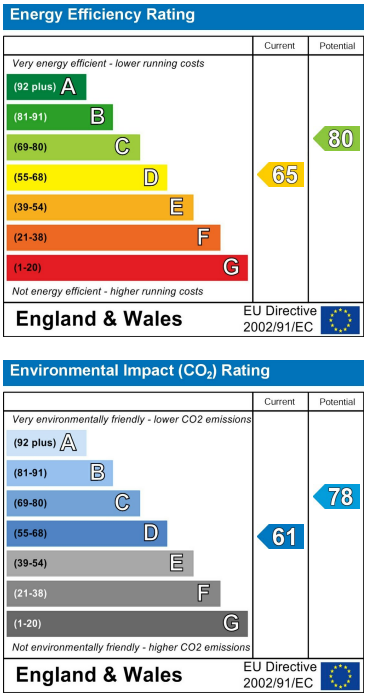
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk