



3 Etal Lane, Newcastle Upon Tyne, NE5 4AQ

£795 Per Calendar Month

*** AVAILABLE FROM THE 26TH NOVEMBER 2025 *** on an unfurnished basis is this spacious, three bedroomed mid-terraced family home. The area itself is within walking distance to local shops, supermarkets, public transport links which take you into and around Newcastle City Centre. The A1 and A69 road links are also nearby along with popular and well regarded schools, universities and Newcastle International Airport. Briefly comprising to the ground floor:- entrance porch, lounge with electric fire and surround, dining kitchen, three well proportioned bedrooms of which the main bedroom benefits from built in wardrobes, shower room and separate WC. The property also has gas central heating and double glazing throughout. Externally, the front garden is laid to lawn and a large, split level garden with a raised decked area which is perfect for those Summer evenings. On-street parking is available in the surrounding area. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Accessed via a UPVC door with a gas central heating radiator, stairs to the first floor and access doors to both the lounge and the dining kitchen.

Lounge

With dual aspect UPVC windows, two gas central heating radiators with feature fire and surround.

Dining Kitchen

Spacious dining kitchen fitted with a range of wall and base units, dual aspect UPVC windows, gas central heating radiator and a handy storage cupboard and a freestanding cooker.

Main Bedroom

Large main bedroom which has the benefit of built in wardrobes and storage. There is a UPVC overlooking the front aspect and gas central heating radiator.

Bedroom Two

Good sized double bedroom with UPVC window overlooking the front aspect and gas central heating radiator.

Bedroom Three

Smaller of the three bedrooms with a UPVC overlooking the rear aspect and gas central heating radiator.

Shower Room

Fitted with a walk in shower unit and wash hand basin fitted into a vanity unit.

Separate WC

Fitted with a low level WC.

Front External

Laid to lawn with hedged borders

Rear External

Large private rear garden which is split level between lawn and a raised decked area. There is also a handy storage unit.

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

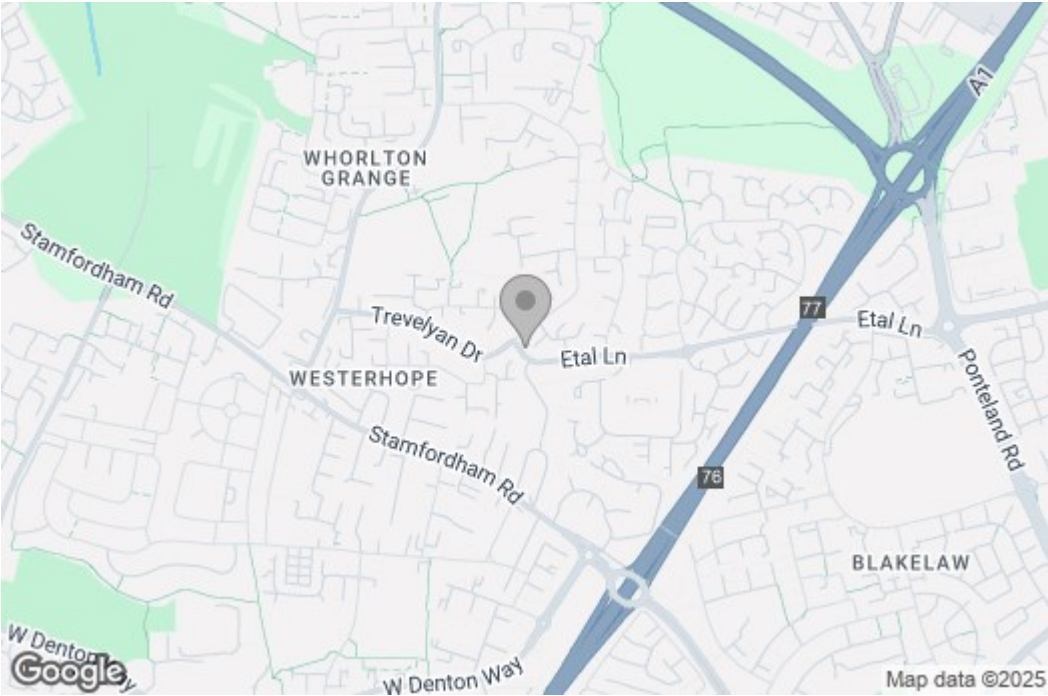
Upfront Costs:

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.

Energy Efficiency Graph

