



## 89 Inskip Terrace, Gateshead, NE8 4AJ

£695 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** is this immaculately presented ground floor flat located on the ever popular Inskip Terrace. Given the location, accessibility to local amenities and transport links, the property is ideally situated and would suit a variety of tenants. The accommodation briefly comprises of entrance into hallway with period features, large master bedroom with bay window to the front external, large lounge with storage space, second bedroom and a modern kitchen with integrated hob and oven which leads through to a modern bathroom. There is gas central heating and UPVC windows throughout. Externally there is on street parking to the front and a private yard to the rear. Early viewing of the property is essential to avoid disappointment.

### **Entrance Hallway**

Modern decoration with period features, large radiator and UPVC external door

### **Lounge**

Spacious modern lounge space with UPVC window, large radiator and storage cupboards. The fire is for decorative purposes only.

### **Kitchen**

A variety of wall and base units with plenty of work surface, integrated hob and oven, over hob extractor fan, UPVC window and door to the rear yard

### **Main Bedroom**

Very spacious main bedroom decorated in modern neutral colours, UPVC bay window facing the front aspect, large radiator

### **Bedroom 2**

Modern, neutral second bedroom coming off the lounge with UPVC window and radiator

### **Bathroom**

Clean, fresh bathroom with white 3 piece suite, wall mounted shower with glass screen, UPVC window

### **Rear Yard**

Private rear yard

### **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

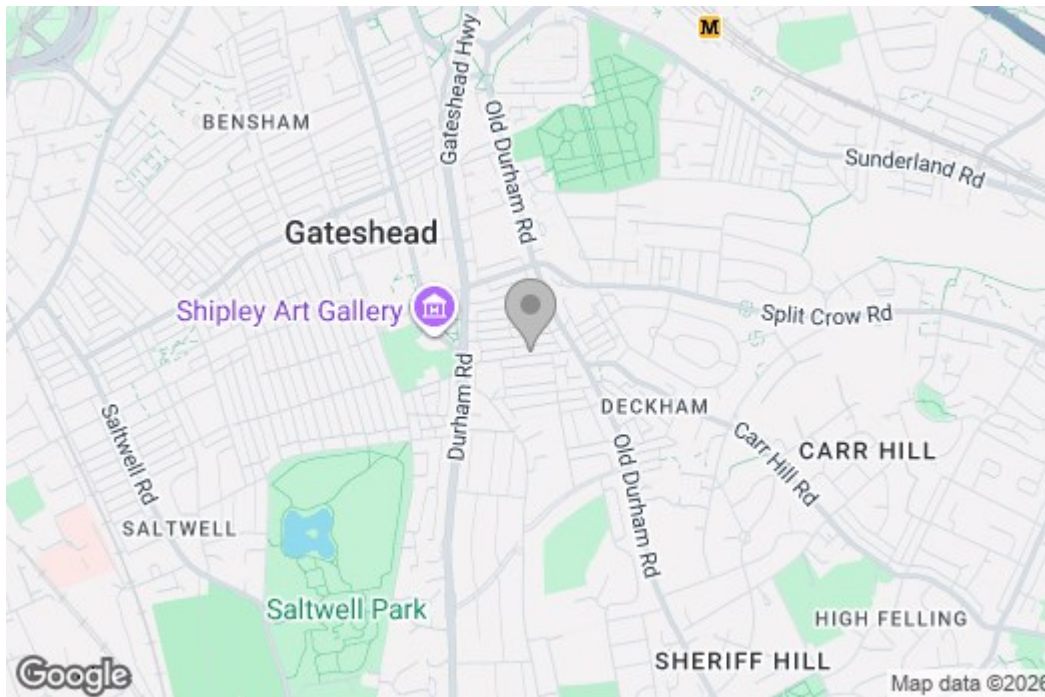
**Upfront Costs:**

1 Months rent to be taken after signing the Tenancy Agreement

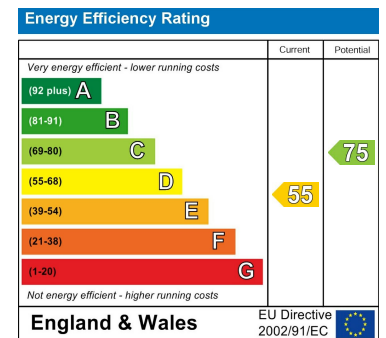
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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 a representation or warranty in respect of the property.