GORDON BROWN
SALES & LETTING









## 13 Swinley Gardens, Newcastle Upon Tyne, NE15 7HX

£695 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this deceptively spacious three bedroom ground floor flat located on Swinley Gardens. The property is ideally located within close proximity to local amenities, schools, transport links and easy access to the A1. Briefly comprising of; entrance hallway, lounge, three bedrooms, kitchen and family bathroom. The property is warmed via gas central heating and benefits from UPVC throughout. Externally there is a shared rear garden and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

## Entrance Hallway
With doors leading to the lounge, all bedrooms and a handy storage cupboard.

## Lounge
Spacious lounge with a UPVC window overlooking the rear aspect and access to the kitchen.

## Kitchen
Fitted with a range of wall and base units, integrated oven hob and extractor fan with access to the bathroom and rear garden.

## Bathroom
Fitted with a low level WC, wash hand basind and bath with shower attachment.

## Main Bedroom
Bright and airy main bedroom with a UPVC bay window overlooking the front aspect.

## Bedroom Two
Good sized second bedroom with a UPVc window overlooking the front aspect.

## Bedroom Three
Third bedroom with a UPVC window overlooking the rear aspect.

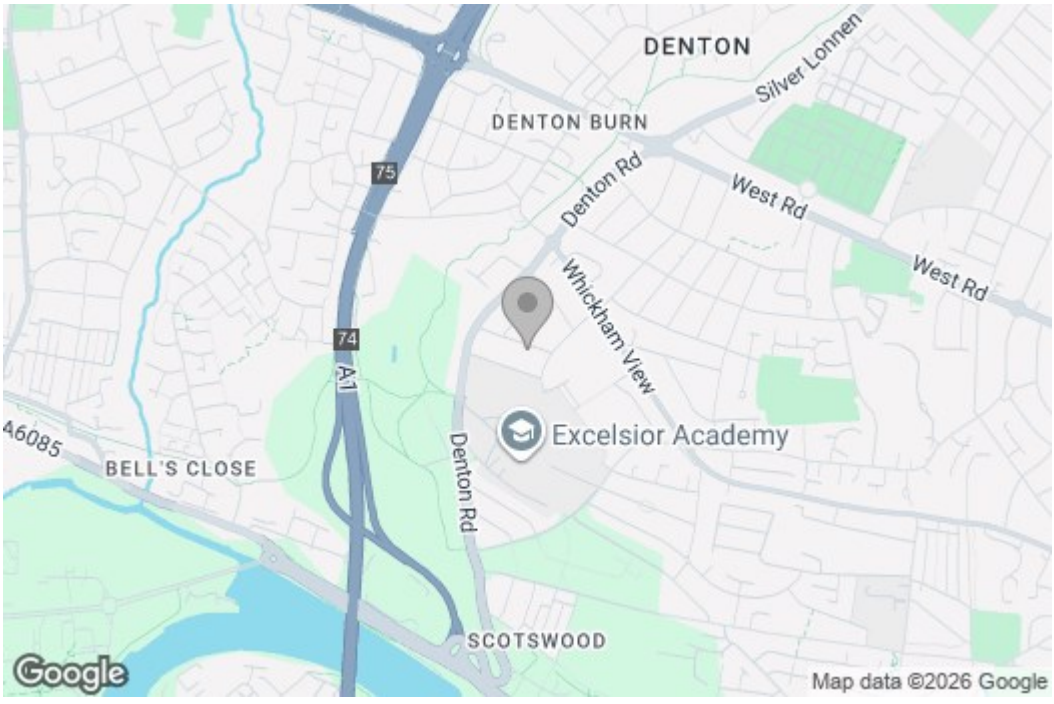
## External Areas
Shared rear garden and ample on-street parking.

## 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

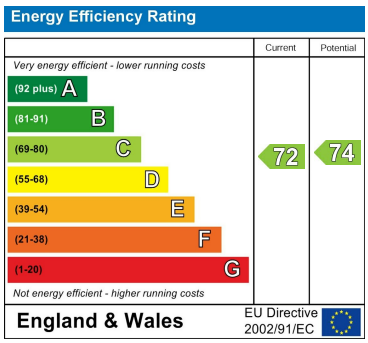
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

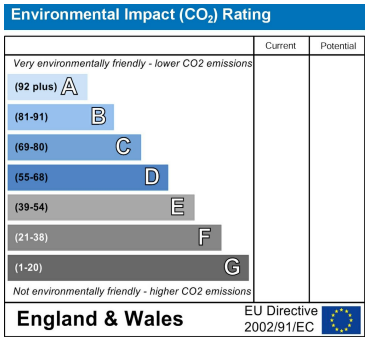
## Floor Plan

## Area Map




## Energy Efficiency Graph




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

429 Durham Road
Gateshead
NE9 5AN

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