



**105 Coatsworth Road, Gateshead, NE8 1SQ**

**£875**

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on a part furnished basis is this deceptively spacious, four bedroom upper flat situated on the ever popular Coatsworth Road which has been recently redecorated throughout. The property is ideally located for local amenities, transport links and is as well as to Gateshead Town and Newcastle City Centre. The property briefly comprises of; lounge, kitchen with white goods, four bedrooms, family bathroom and is warmed via gas central heating. Externally there is on-street parking and a private rear yard. Early viewing is highly recommended.

## **Entrance Hallway**

With stairs leading to the first floor.

## **Lounge**

Spacious lounge with access into the kitchen, split level to the bathroom and two of the bedrooms. There is a handy storage cupboard, UPVC window overlooking the rear aspect and a gas central heating radiator.

## **Kitchen**

Large kitchen fitted with wall and base units, free standing cooker, washing machine and fridge freezer. There is a UPVC window overlooking the side aspect and a gas central heating radiator.

## **Bathroom**

Fitted with a low level WC, bath with shower over and wash handbasin.

## **Main Bedroom**

With dual aspect UPVC windows, gas central heating radiator and bedroom furniture.

## **Bedroom Two**

With dual aspect UPVC windows, a gas central heating radiator and bedroom furniture.

## **Bedroom Three**

With a UPVC window overlooking the side aspect and a gas central heating radiator.

## **Bedroom Four**

Again with a UPVC window overlooking the side aspect, gas central heating radiator and bedroom furniture.

## **External Area**

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

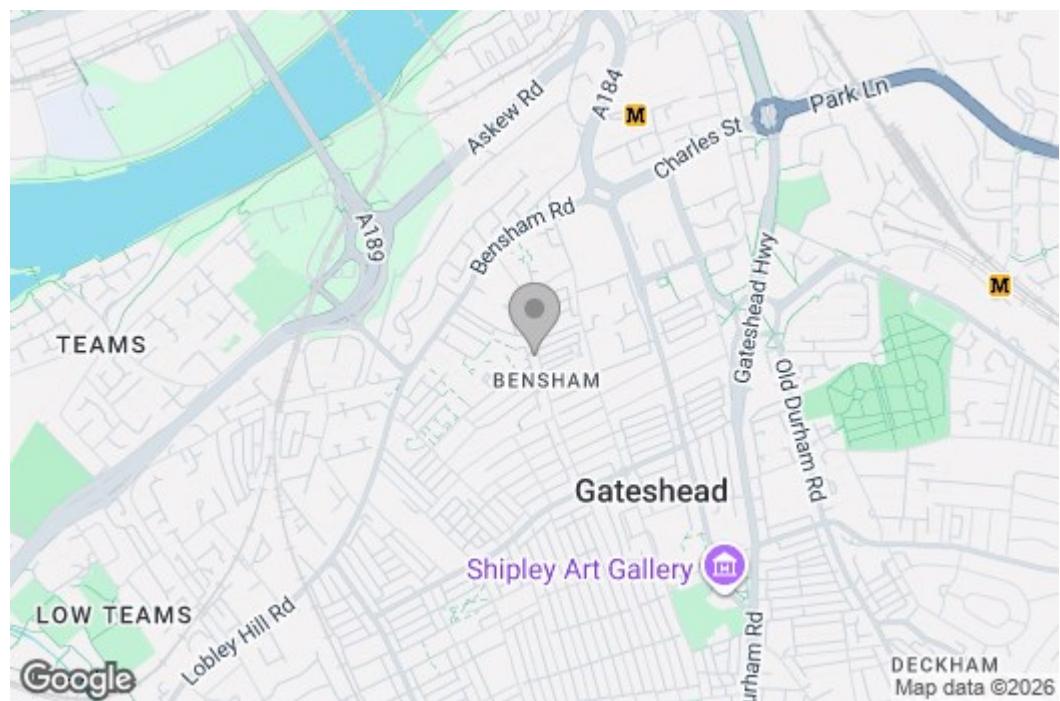
### **Upfront Costs:**

1 Months rent upfront

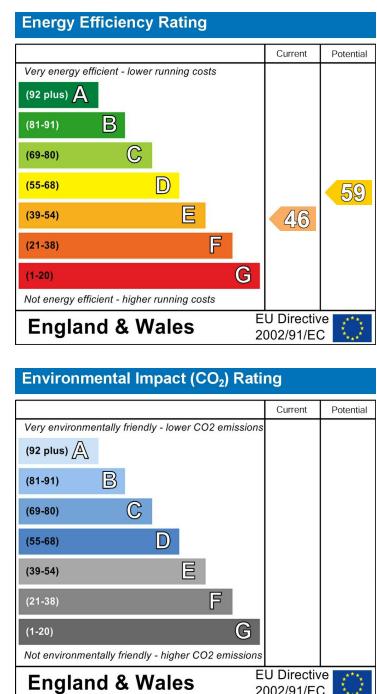
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

## 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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