GORDON BROWN
SALES & LETTING









3 Wesley Street, Low Fell, NE9 5UX

£850 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this fantastic two bedroom, first floor flat situated on the ever popular Wesley Street. The property is nestled within the desirable area of Low Fell and is easily accessible for local amenities and transport links. Accommodation briefly comprises of; entrance hallway, bathroom and stairs to first floor. Off the large landing area you will find the lounge, kitchen and two good sized bedrooms. Externally there is allocated parking and to the rear, a shared rear yard. Viewings of the property are highly recommended to avoid disappointment.

Entrance Hallway
With access to the bathroom and stairs leading to the first floor.

Bathroom
Fitted with a low level WC, wash hand basin and bath with shower over.

First Floor Landing

Lounge
Bright and airy lounge with living flame effect fire and surround, UPVC overlooking the front aspect and a gas central heating radiator.

Kitchen
Fitted with a range of modern wall and base units, integrated oven and hob. There is a freestanding fridge freezer which will be gifted to any potential applicants.

Main Bedroom
Spacious main bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bedroom Two
With a UPVC window overlooking the front aspect and a has central heating radiator.

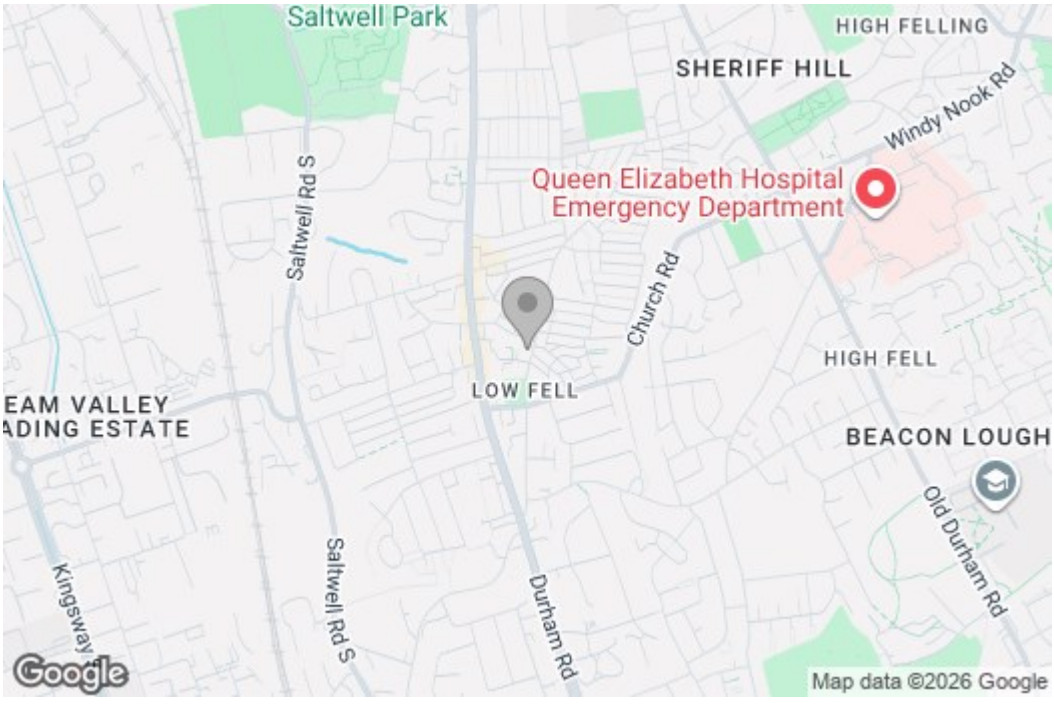
External Areas
Off-street parking space and shared rear yard.

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

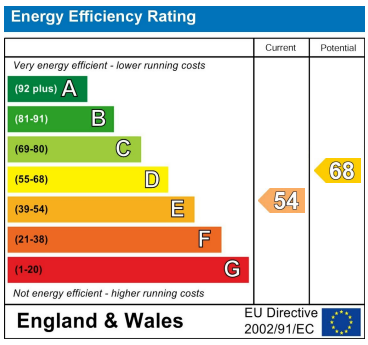
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

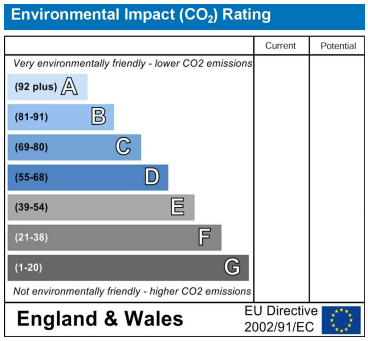
Floor Plan

Area Map



Energy Efficiency Graph





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

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