GORDON
BROWN
SALES & LETTING

48 Westfield, Gateshead, NE10 8NW

£1,000 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this fantastic terraced family home situated on Westfield within the ever popular location of Windy Nook with Windy Nook Nature Park on your doorstep. The property is warmed via gas central heating and has the benefit of UPVC double glazing. The spacious accommodation comprises: front entrance porch, lounge with a living flame effect gas fire, dining room with open access into the kitchen which has an integrated double oven. The first floor landing provides access to the main bedroom with built in mirrored sliding door wardrobes, two further bedrooms and family bathroom. There is a garden to the front and a Southerly facing garden to the rear which is perfect for those Summer evenings and there is also a garage to the rear. Early viewings are recommended to avoiud disappointment.

Entrance Porch
A UPVC front entrance porch provides access into the lounge.

Lounge
Spacious lounge with a UPVC window overlooking the front aspect, stairs leading to the first floor and access through to the dining room.

Dining Room
Dining room with a UPVC window overlooking the rear aspect and access through to the kitchen.

Kitchen
Fitted with a range of wall and base units, integrated oven hob and extractor fan.

First Floor
Landing with loft access and a handy storage cupboard.

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

Main Bedroom
Bright and airy main bedroom with built in mirrored wardrobes and a UPVC window overlooking the front aspect.

Bedroom Two
Benefiting from built in storage and a UPVC window overlooking the rear aspect.

Bedroom Three
Fitted single bed frame with storage under and above and a UPVC window overlooking the front aspect.

External Area
Front garden which is laid to lawn and to the rear there is a split level garden which is both paved and laid to lawn.

Separate Garage

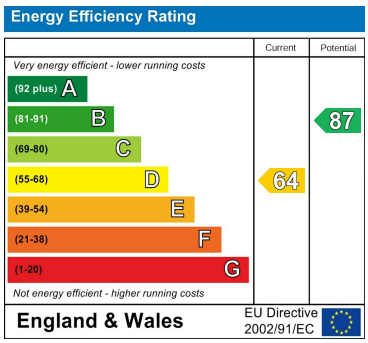
Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise 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

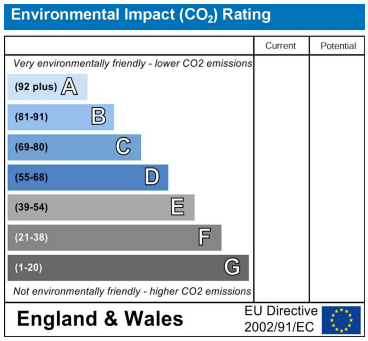
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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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