



## 8 Salcombe Gardens, Gateshead, NE9 6XZ

£1,100 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this spacious three bedroom, family home located on Salcombe Gardens which is a highly sought-after area of Low Fell. Briefly comprising to the ground floor; entrance hallway, lounge with gas fire, dining area, kitchen, downstairs WC and access to the attached garage. To the first floor you will find three generously sized bedrooms (two of which have fitted wardrobes) and the family shower room. Additional features include internal access to the garage, UPVC throughout and gas central heating. Externally you will find driveway parking for two cars, gardens to both the front and rear which are perfect for those Summer evenings and an enclosed rear entrance porch. The property is ideally located for local amenities and is just minutes from the A1, Team Valley and allows for easy access into both Gateshead and Newcastle City Centre. Early viewings are highly recommended to avoid disappointment.

### **Entrance Hallway**

With access to the lounge, Dining area and downstairs WC.

### **Downstairs WC**

Fitted with a low level WC and wash handbasin.

### **Lounge**

Spacious lounge with floor to large UPVC window overlooking the front aspect which allows lots of natural light, a gas fire with feature surround and a gas central heating radiator.

### **Dining Area**

Bright and airy dining area which leads into the kitchen, large UPVC window overlooking the rear aspect, a gas central heating radiator, stairs leading to the first floor and access to the enclosed rear porch.

### **Kitchen**

Fitted with a range of modern wall and base units, integrated oven, hob and extractor fan and access door leading to the attached garage.

### **First Floor Landing**

#### **Main Bedroom**

Large main bedroom fitted with a handy storage cupboard, a UPVC window overlooking the front aspect and a gas central heating radiator.

#### **Bedroom Two**

Fitted with built in wardrobes, a UPVC window overlooking the front aspect and a gas central heating radiator.

#### **Bedroom Three**

Fitted with a built in wardrobe, a UPVC window overlooking the front aspect and a gas central heating radiator.

#### **Shower Room**

Modern shower room fitted with a low level WC, wash hand basin and walk-in shower.

#### **Garage**

With access via the up and over door or from the kitchen.

#### **External Areas**

To the front you will find a lovely garden which is laid to lawn and to the rear there is a split level area which is both laid to lawn and a paved patio area.

#### **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one week's rent as a holding deposit which is off-set against the first month's rent. This one week's 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

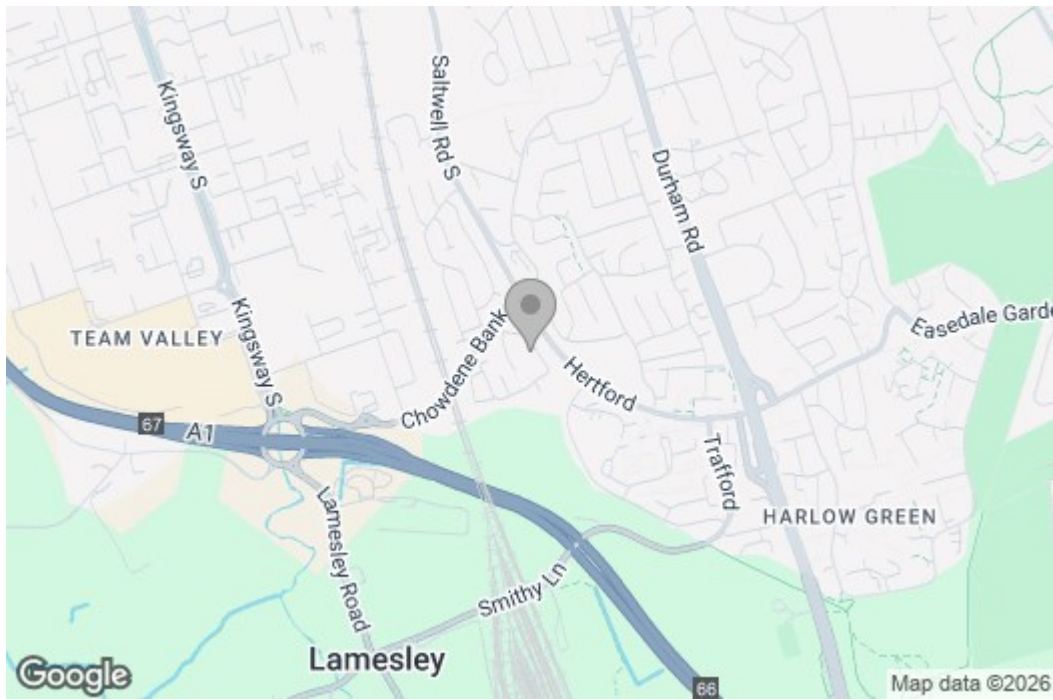
**Upfront Costs:**

1 Month's rent upfront

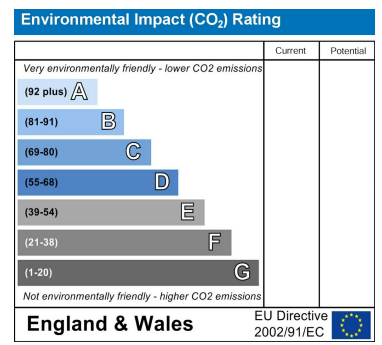
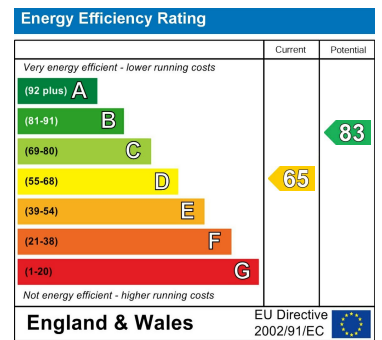
1 Month's rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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 an representation or warranty in respect of the property.