GORDON BROWN
SALES & LETTING

347 Old Durham Road, Gateshead, NE9 5LA

£850 Per Calendar Month

*** AVAILABLE FROM THE 10TH JANUARY 2026 *** on a part furnished basis is this beautifully presented stone built terraced house situated within this central location ideal for all transport links and access into Gateshead and Newcastle town centres. The accommodation comprises: entrance hallway, living room with wood burning stove and spacious breakfasting kitchen. The first floor landing provides access to two double bedrooms and family bathroom with Slipper bath and separate shower cubicle. The property benefits from UPVC windows/door and gas central heating throughout. Externally there is a split level garden/patio area with outhouse and ample on-street parking. Viewings are highly recommended to fully appreciate this wonderful home.

Entrance Hallway

A composite front entrance provides access into the hallway with staircase leading to the first floor.

Lounge

15'9" x 14'2" (4.80 x 4.32)

Homely lounge with feature log burning stove to the inglenook with tiled hearth, wooden flooring, built in under stair storage cupboard, two double radiators and UPVC overlooking the front aspect.

Breakfasting Kitchen

18'1" x 11'3" (5.50 x 3.42)

Spacious breakfasting kitchen fitted with a range of wall and base units, integrated oven, hob and extractor fan. Slimline dishwasher and plumbing to install a washing machine. UPVC windows and door overlook the rear aspect and gas central heating radiator.

First Floor

Landing with loft access.

Main Bedroom

16'5" x 14'4" (5.00 x 4.37)

Bright and airy main bedroom with cast iron feature fireplace, walk in storage area with UPVC windows overlooking the front aspect and gas central heating radiator.

Bedroom Two

11'0" x 10'11" (3.35 x 3.32)

Double room with polished floorboards, UPVC overlooking the rear aspect and gas central heating radiator.

Family Bathroom

7'8" x 6'6" (2.34 x 1.97)

Lovely family bathroom with freestanding slipper bath, low level w/c, pedestal hand wash basin, glazed shower cubicle, partial tiling to the walls, tiled floor, integrated spotlights, cast iron radiator and UPVC window to the rear.

External

There is a garden to the rear with a raised lawn, paved patio area and outhouse.

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
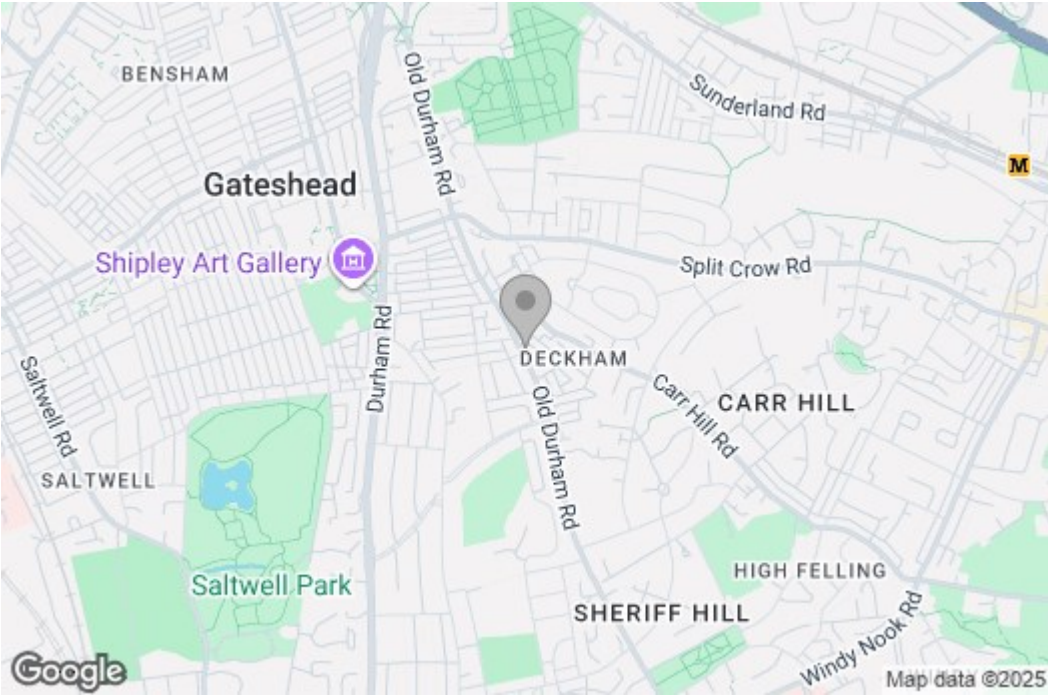
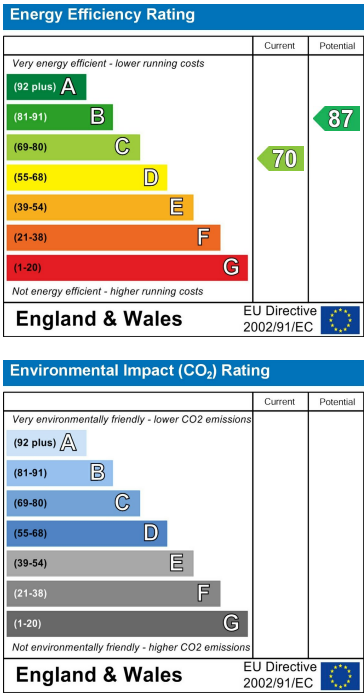Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC