



## 133 Kells Lane, Gateshead, NE9 5HR

£1,000 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on an unfurnished basis is this immaculately presented two bedroom terraced property situated in the heart of the ever popular Low Fell. The property boasts a spacious lounge with period feature fireplace and UPVC windows overlooking front which also have the added bonus of plantation shutters providing plenty of natural light but privacy when needed. The breakfasting kitchen is also generously sized and fitted with a range of wall and base units, as well as an integrated oven, hob, and extractor. The kitchen also gives access to the downstairs WC and rear external area. The family bathroom features a modern white three-piece suite, and the shower over the bath has a modern rainfall attachment.. The property has two good-sized bedrooms both with feature fireplaces and plantation shutters, perfect for a small family or professionals sharing. The private rear yard provides space for outdoor relaxation and entertainment. The property benefits from gas central heating and UPVC windows throughout, ensuring a warm and comfortable living environment all year round. The modern decor throughout the property adds to the overall appeal of this lovely home. Being located in Low Fell, the property is conveniently situated for local amenities and transport links, making it an ideal choice for those looking for a comfortable home in a convenient location and also has the benefit of a private rear yard, perfect for those Summer evenings. Early viewing is highly recommended to avoid disappointment.

## **Lounge**

Bright and airy lounge with feature fireplace, gas central heating radiator and UPVC window with plantation shutters overlooking the front aspect.

## **Kitchen**

Fitted with a range of high gloss wall and base units, integrated ovens, hob and extractor fan. Gas central heating radiator and UPVC window overlooking the rear aspect. There is access to the downstairs WC and rear external area.

## **Downstairs WC**

With low level WC, gas central heating radiator radiator and frosted UPVC glass window.

## **Bathroom**

Large family bathroom with a modern 3 piece suite, shower is an over the bath with a rainfall attachment.

## **Master Bedroom**

Period feature fireplace with UPVC window overlooking the front aspect with plantation shutters. Built in cupboard and gas central heating radiator.

## **Bedroom Two**

Good sized second bedroom with period feature fireplace, UPVC window overlooking the rear aspect and plantation shutters, gas central heating radiator.

## **Rear External**

Fantastic private rear yard with storage shed, up and over garage door for access.

## **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

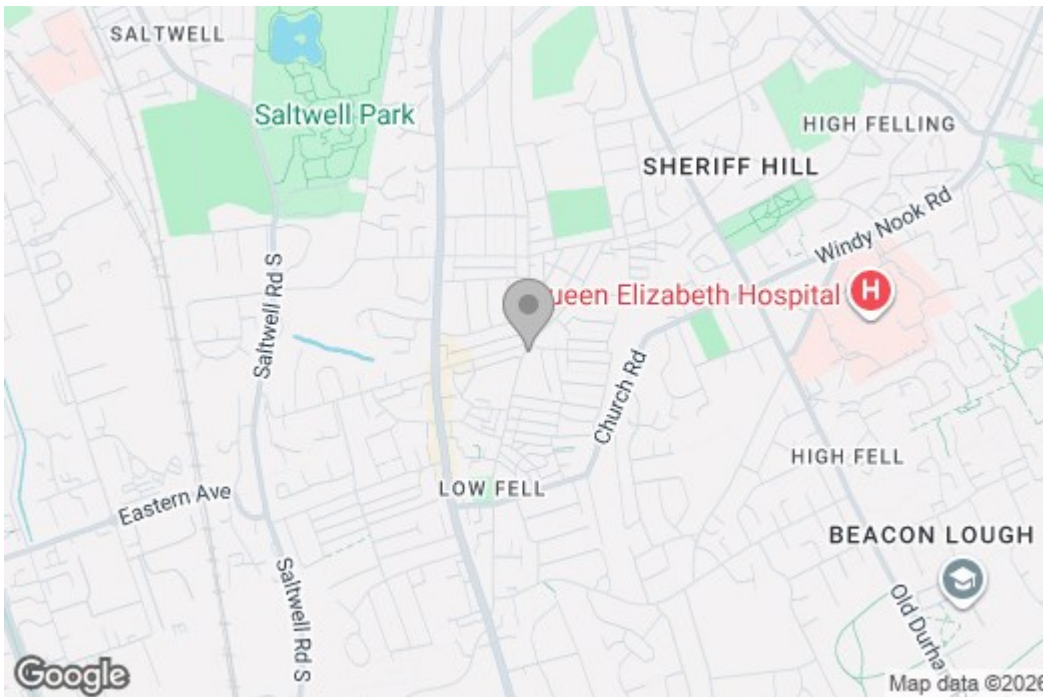
### **Upfront Costs:**

1 Months rent upfront

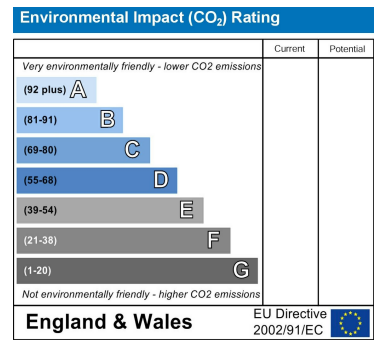
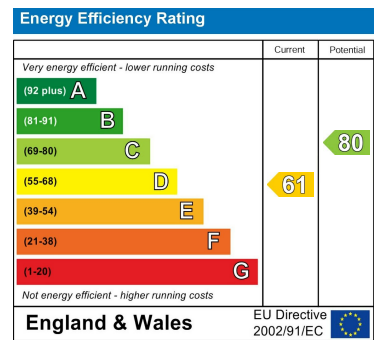
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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