



73 Staneway, Gateshead, NE10 8LS

£800 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this immaculately presented, two bedroom semi-detached property on the ever popular Staneway in Leam Lane. Accommodation briefly comprises of entrance into hallway, kitchen, lounge, to the first floor, two double bedrooms, bathroom and separate w.c. Externally there is a low maintenance gravelled area and fabulous, split level low maintenance garden to the rear and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors leading to the lounge and kitchen.

Lounge

Spacious lounge with dual aspect UPVC windows which allows lots of natural light and gas central heating radiators.

Kitchen

Fitted with a range of modern wall and base units, integrated fridge, freezer, oven, hob and extractor fan. A UPVC door allows access to the rear garden and there is also a handy storage cupboard.

Main Bedroom

Bright and airy main bedroom which has the benefit of built in wardrobes, additional storage cupboards, dual UPVC windows and a gas central heating radiator.

Bedroom Two

Large second bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bathroom

Fitted with a wash hand basin and bath with shower over.

Separate WC

Fitted with a low level WC

External Areas

Low maintenance garden to the front and split level, private rear garden.

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

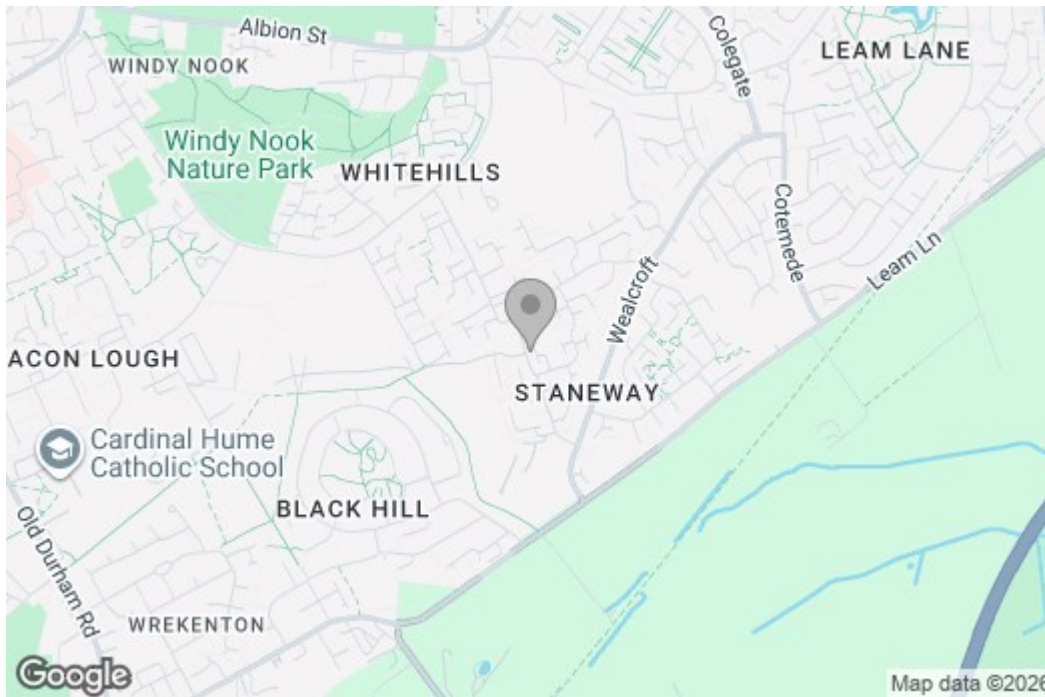
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

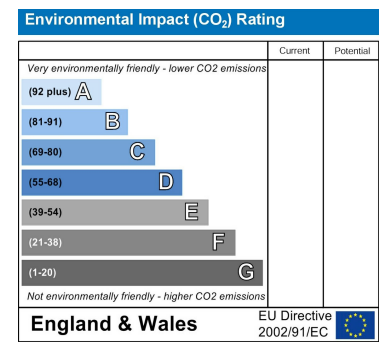
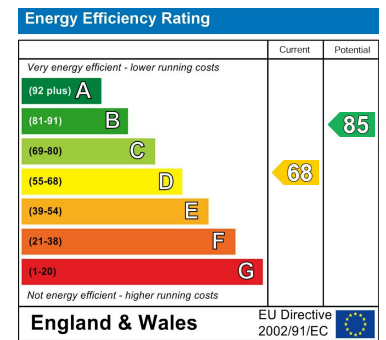
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 a representation or warranty in respect of the property.