



284 Whitehall Road, Bensham, Gateshead, Tyne & Wear, NE8 4PX

£695 PCM



## Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



## Description

Welcome to this charming ground floor flat located on Whitehall Road in the desirable area of Bensham, Gateshead. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a comfortable reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is its excellent transport links, ensuring easy access to surrounding areas and the vibrant city centre. Additionally, residents will appreciate the close proximity to local amenities, including shops, cafes, and essential services, all within a short distance.

For those who enjoy the outdoors, Saltwell Park is just a pleasant walk away, offering beautiful green spaces, picturesque gardens, and recreational facilities. This flat presents a wonderful opportunity to enjoy a convenient lifestyle in a friendly community.

With its appealing location and practical layout, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

ENTRANCE HALL

15'9 x 3'3

LOUNGE

15 x 12'4

KITCHEN

12'5 x 7'8

BEDROOM ONE

16'4" x 12'9"

BEDROOM TWO

14'11 x 7'2

BATHROOM

6 x 5'4

EXTERNAL

DISCLAIMER LETTINGS







#### WE REQUIRE


One month's rent in advance = £695

One month's rent as a damage deposit = £695


To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 72                         | 77  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</b>   |                            |   |
| (81-91) <b>B</b>   |                            |   |
| (69-80) <b>C</b>   |                            |   |
| (55-68) <b>D</b>   |                            |   |
| (39-54) <b>E</b>   |                            |   |
| (21-38) <b>F</b>   |                            |   |
| (1-20) <b>G</b>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

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