



Milling Court, Gateshead

three bedroom terrace house with no upper chain, the property is close to the A1, Metro Centre and Newcastle. The property briefly comprises of lounge, breakfasting kitchen, down stairs w.c. To the first floor three bedrooms and bathroom. Externally rear garden. Available end of September.

£700 pcm

ENTRANCE

Entrance door into porch.

LOUNGE

15' 2" x 10' 3" (4.62m x 3.12m)

Double glazed window, laminate wood flooring, central heating radiator, tv and telephone point and coving to ceiling.



BREAKFASTING KITCHEN

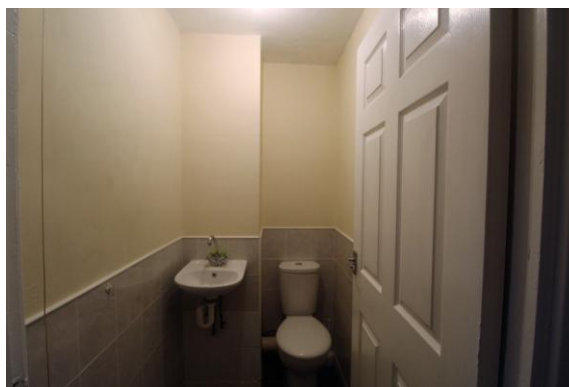
14' 6" x 9' 3" (4.42m x 2.82m)

Double glazed window, fitted beech kitchen units with work surfaces, electric oven and gas hob, extractor canopy, pantry, stainless steel sink unit with mixer tap, plumbing for washing machine and central heating radiator.



DOWNSTAIRS WC

Low level w.c, vanity sink unit and ceramic floor tiles



STAIRS TO FIRST FLOOR

Stairs to first floor, storage cupboard, access to loft and central heating radiator.

BEDROOM ONE

7' 1" x 15' 7" (2.16m x 4.75m)

Double glazed window, storage cupboard x2 and central heating radiator.



BEDROOM TWO

10' 6" x 7' 7" (3.2m x 2.31m)

Double glazed window and central heating radiator.



BEDROOM THREE

10' 6" x 7' 8" (3.2m x 2.34m)

Double glazed window and central heating radiator.



BATHROOM

White suite comprises of panel bath with electric shower over bath, pedestal hand wash basin, low level w.c, cream wall and floor tiles, central heating radiator.



EXTERNALLY

Rear garden which there's a out house.

COMPLAINTS

We are confident that the service we give you will be of a high standard in all aspects of the transaction. However, if you have any queries or concerns about the level of service given and you should wish to make a complaint in the first instance you should make the complaint to the office dealing with your matter.

Estate agents are obliged to attempt to resolve clients problems as quickly as possible and it is therefore important that you inform the office of your complaint immediately.

We value your business and would not wish to think you have any reason to be unhappy with us and our service. However in the unlikely event that you do wish to raise a complaint with us, we would ask that you direct the complaint initially to the member of staff you have been dealing with at the relevant branch and if you are not satisfied with the outcome then forward the complaint on to our Director Suzanne Graham.

Should our internal complaint procedures fail to adequately deal with the matter then you may refer your concerns to the Property ombudsman.

The Property Ombudsman
Milford House
43-55 Milford Street
Salisbury
SP1 2BP

Telephone : 01722 333306

CREDIT AND REFERENCE CHECKS

Please note that Suzanne Graham Estate Agents have an obligation to all of our landlords to credit and reference check each adult hoping to live in one of our rental properties.

The first criteria of the credit check refers to Annual Income and requires that the Tenant(s) (jointly) earn in excess of 31 times the rent.

Should this not be the case we are obligated to ask for a UK Guarantor whom would meet this criteria OR Six Months Rent In Advance.

HOLDING DEPOSIT

If you wish to let one of our rental properties we will require a one weeks of the monthly rent holding deposit to secure the property for one week. This is to give potential tenants one week to fill in an application form. (One form per adult who will be living in the property).

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The holding deposit is NON REFUNDABLE .

INITIAL MONIES

On the day you sign the lease to start the tenancy agreement we require

First months rent

+

Damage Deposit (1 Months Rent)

The £100 paid to secure the property is deducted from the above amount.

