



35 Faraday Grove, Gateshead, NE8 4UL

£650 Per Calendar Month



Key features

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- TYNESIDE FLAT
- FITTED KITCHEN
- REAR FACING LOUNGE
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMNETIES
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING ADVISED



Description

Immediately available we offer to rent this two bedroom ground floor flat. The property has been recently painted and fitted with new carpets and comes with the benefit of UPVC double glazing and gas central heating. The entrance hall leads to the rear facing lounge, fitted kitchen with cooking appliances, bathroom with white suite. There are two double bedrooms and the property has a town garden located to the front and a private yard located to the rear. A great location close to Saltwell Park and local High Street which has bus links to Gateshead and Newcastle.

ENTRANCE HALL

17'7 x 3'9

LOUNGE

16'2 x 12'1

KITCHEN

12'5 x 7'7

BEDROOM ONE

16'2 x 13

BEDROOM TWO

13'1 x 7'4

BATHROOM

7'5 x 4'10

EXTERNAL

DISCLAIMER LETTINGS







WE REQUIRE


One month's rent in advance = £650

One month's rent as a damage deposit = £650

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) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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