



274 Windsor Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4PA

£725 Per Calendar Month



Key features

- TYNESIDE FLAT
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO SALTWELL PARK
- NEW GREY CARPETS
- PRIVATE YARD
- IMMEDIATELY AVAILABLE
- BATHROOM WITH SHOWER



Description

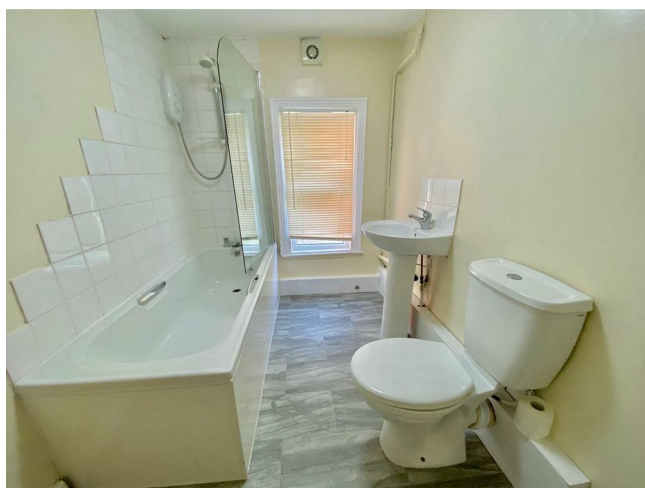
Spacious ground floor flat on Windsor Avenue offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this apartment is ideal for individuals or small families seeking a peaceful retreat in a vibrant community.

The property features a spacious reception room, providing a welcoming space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring functionality and comfort. Although the flat is unfurnished, it presents a wonderful opportunity for you to personalise the space to your own taste and style.

One of the standout features of this property is its private rear yard, offering a tranquil outdoor area for enjoying the fresh air or hosting small gatherings. Additionally, the flat's prime location near Saltwell Park allows for leisurely strolls in one of the area's most beautiful green spaces, perfect for those who appreciate nature.

For those who rely on public transport, this property boasts excellent connectivity, making it easy to access local amenities and the wider region. Whether you are commuting for work or exploring the local area, you will find that this location meets all your needs.

In summary, this ground floor flat on Windsor Avenue is a fantastic opportunity for anyone looking to settle in a well-connected and picturesque part of Gateshead. With its appealing features and great location, it is sure to attract interest from prospective tenants and buyers alike.



ENTRANCE HALL

Having a central heating radiator, storage cupboard and underside cupboard.

LOUNGE

14'3" x 14'0"

Located to the rear and having a UPVC window, central heating radiator, grey carpet and access to the kitchen.

KITCHEN

9'11" x 9'6"

Birch coloured wall and floor units, central heating boiler, gas hob with cooker hood above, electric oven, plumbing for automatic washing machine, UPVC window, central heating radiator, inset sink unit with mixer tap, rear exit door and internal door leading to the bathroom.

BATHROOM

9'10" x 5'11"

Spacious bathroom having a white suite which comprises of a panelled bath with electric shower over, pedestal wash basin, low level w.c, part tiled UPVC window, central heating radiator.

BEDROOM ONE

16'11" x 14'7"

Facing the front of the property and having a large UPVC bay window, central heating radiator and grey carpet.







BEDROOM TWO

10'11" x 7'5"

UPVC window overlooking the rear, central heating radiator and grey carpet.

EXTERNAL

There is a low maintenance town garden located to the front and stairs leading down to the private rear yard.

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £725

One month's rent as a damage deposit = £725

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.



Total Area: 75.9 m² ... 817 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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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