



109 Woodford, Gateshead, NE9 6RG

£895 Per Calendar Month

*** AVAILABLE FROM THE 17TH AUGUST 2026 *** on an unfurnished basis is this spacious mid terraced house situated on the ever popular Woodford. The property is ideally located close to local transport links and easy access to the A1, Gateshead and Newcastle City Centre. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. Briefly comprising of; entrance hallway, lounge with French doors opening onto a low maintenance front terrace, internal hallway with access into the ground floor W/C, dining kitchen with an integrated oven and fitted breakfast bench and utility room/handy storage room. The first floor landing provides access into the master bedroom with fitted wardrobes and windows overlooking the front offering lovely, open views, two further bedrooms and family bathroom. Early viewings are highly recommended to avoid disappointment.

Lounge



A spacious lounge with the benefit of double glazed patio doors leading directly to the outside area and open views

Kitchen

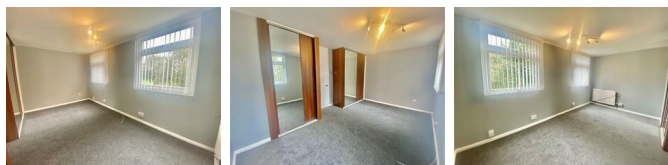


Fitted with a range of modern, white high gloss base and wall units, integrated hob and oven, breakfast bar with stools for family dining

Downstairs WC

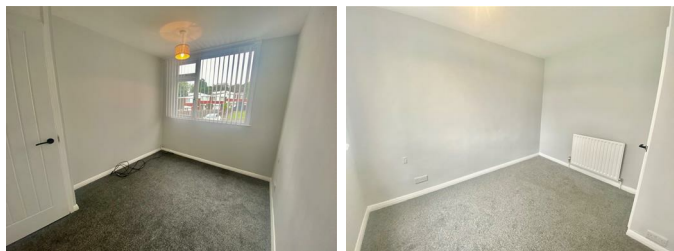
Lovely modern downstairs WC with fitted basin

Main Bedroom



Large master with fitted double wardrobes and overlooking the open views

Bedroom Two



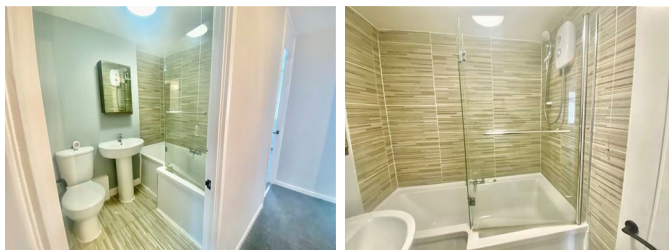
Bright and airy bedroom with a UPVC overlooking the rear aspect

Bedroom Three



Good sized third bedroom with a UPVC window overlooking the front aspect

Bathroom



Fitted with a low level WC, wash hand basin and bath with shower over

External Areas



Low maintenance astro turf area with paved border leading from the French doors and a private rear yard

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

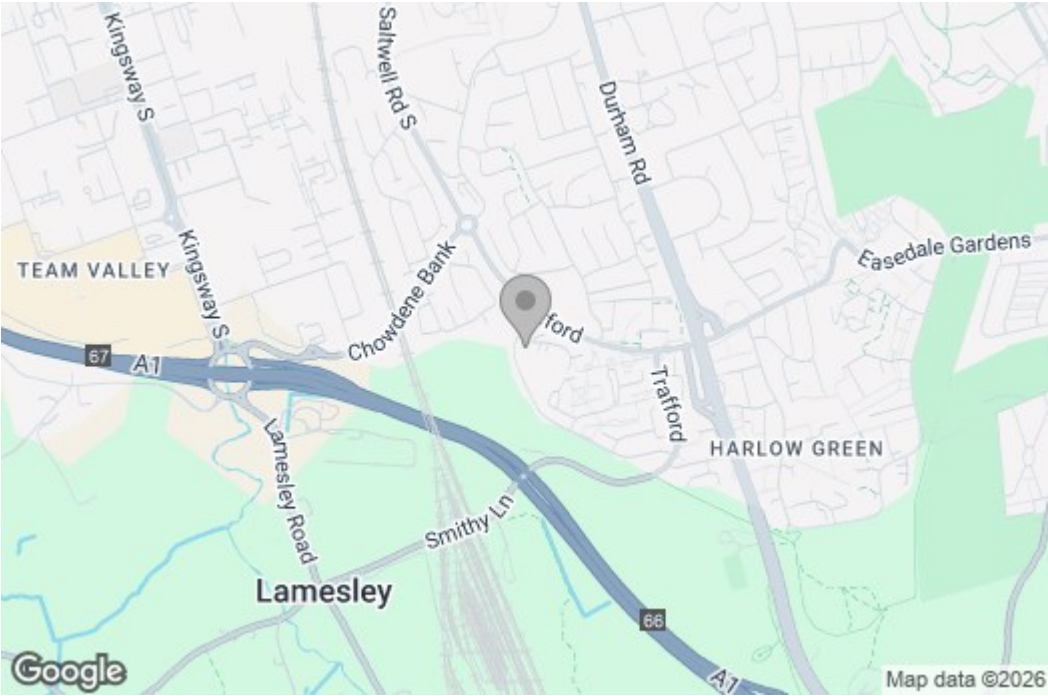
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

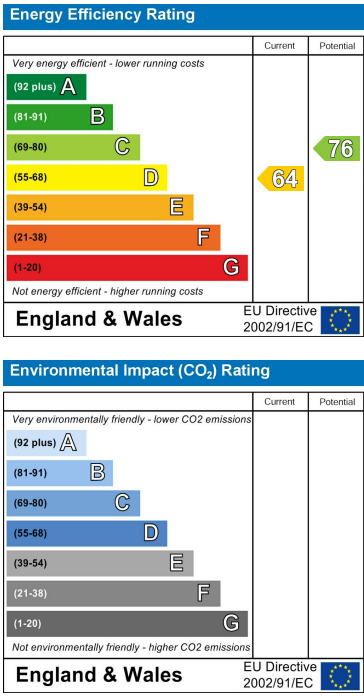
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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 an representation or warranty in respect of the property.