



70 Rawling Road, Bensham, Gateshead, NE8 4QR

£1,100 Per Month



## Key features

- TOWN HOUSE
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- REAR FACING LOUNGE
- MODERN BATHROOM WITH SHOWER
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GREAT TRANSPORT LINKS
- AVAILABLE MAY 2026
- VIEWING ADVISED



## Description

We welcome to the market this spacious townhouse located in the Bensham area of Gateshead. The property is offered on an unfurnished basis and comprises of a modern kitchen and large dining area to the ground floor, to the first floor the lounge with neutral decor, the third spacious bedroom and well presented bathroom and WC. The second floor comprises of two spacious bedrooms. There is a private yard located to the rear. The property is close to local amenities, within walking distance of local primary schools and with great transport links to Gateshead and Newcastle City Centre. Early viewing comes highly recommended.



ENTRANCE HALL

LOUNGE

13'6 x 10'3

BEDROOM THREE

13 x 9'9

W.C.

4'10 x 2'5

BATHROOM

6'9 x 5'6

DINING

13 x 12'11

KITCHEN

12 x 5'8

BEDROOM ONE

13'5 x 12'11







## BEDROOM TWO

13'3 x 10'4

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE


Rent = £1100

One month's rent as a damage deposit = £1100

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>                                   |                            |   |
| (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 |  |

65

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### 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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