

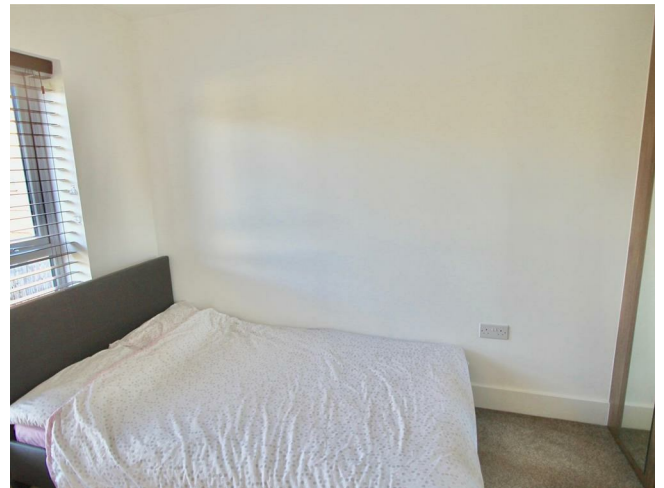


9 Seasons Courtyard, Michaelmas Street, Staithes Southbank, Gateshead,
Type 8, Wear NE8 2CD
£1,150 Per Calendar Month



Key features

- MID - TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- PART FURNISHED
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES
- AWARD WINNING STAITHES CAFE
- VIEWING HIGHLY RECOMMENDED



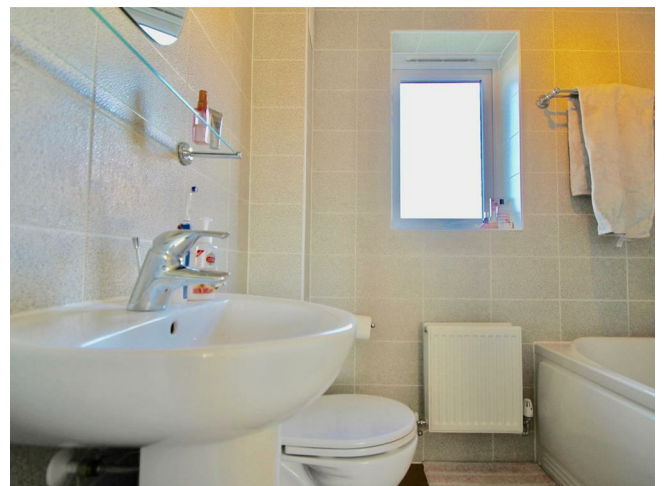
Description

Nestled in the charming Seasons Courtyard on Michaelmas Street, this mid-terraced house offers a delightful opportunity for those seeking a cosy abode in the sought-after Staithes Southbank area. Boasting two double bedrooms, this property is perfect for a small family or professionals looking for a comfortable living space.

As you step inside, you are greeted by an open plan lounge kitchen, ideal for entertaining guests or simply relaxing after a long day. The property comes part furnished, making it convenient for those looking to move in hassle-free.

With parking available for one vehicle, you won't have to worry about finding a spot after a busy day out and about. The location of this house is truly a gem, offering a peaceful retreat while still being close to local amenities and transport links.

Don't miss out on the chance to make this lovely house your home. Book a viewing today and envision yourself living in this wonderful property in the heart of Staithes Southbank.



ENTRANCE HALL

LOUNGE

15'8 13'8

KITCHEN

12'7 x 11'10

LANDING

BEDROOM ONE

16'5 x 10'6

BEDROOM TWO

11'11 x 9'7

BATHROOM

6'11 x 5'9

EXTERNAL

LETTINGS DISCLAIMER

WE REQUIRE







Rent on tenancy commencement = £1,150

One months damage deposit = £1,150

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

Please note, we cannot accept any rent in advance of tenancy and rental bidding is not permitted. For more information, please consult

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

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: 63.2 m² ... 680 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 | | 93 |
| (81-91) B | | |
| (69-80) C | 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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