



## 6 Thropton Terrace, Newcastle Upon Tyne, NE7 7HT

£995 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* is this recently redecorated, three bedroom mid-terrace family home situated on the ever popular Thropton Terrace in High Heaton. The property is ideally located with local amenities, transport links and schools all within walking distance. Briefly comprising to the ground floor; entrance hallway, lounge, kitchen and downstairs WC. To the first floor you will find three good sized bedrooms and the family shower room. The property is warmed via gas central heating and has UPVC glazing throughout. Externally there is a driveway offering parking for two cars and a large private rear garden which is perfect for those Summer evenings. Early viewing is highly recommended to avoid disappointment.

## **Entrance Hallway**

With access through to the lounge and stairs leading to the first floor.

## **Lounge**

Spacious lounge with UPVC windows allowing lots of natural light, feature fireplace and a gas central heating radiator.

## **Kitchen**

Fitted with a range of wall and base units, recess with plumbing for a washing machine, a large storage cupboard, UPVC window overlooking the rear aspect and a gas central heating radiator. The landlord will also be adding a free standing electric cooker.

## **Downstairs WC**

Fitted with a low level WC with a small sink.

## **Main Bedroom**

Spacious main bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

## **Bedroom Two**

Bright and airy second bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

## **Bedroom Three**

Good sized third bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

## **Shower Room**

Fitted with a low level WC, wash hand basin and separate shower cubicle.

## **External Areas**

Externally there is a private driveway to the front and there is a fabulous private rear garden to the rear.

## **Agent Note**

### **Holding Deposit:**

To hold this property from other viewings while references are carried out we take one week's rent as a holding deposit which is off-set against the first month's rent. This one week's 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.

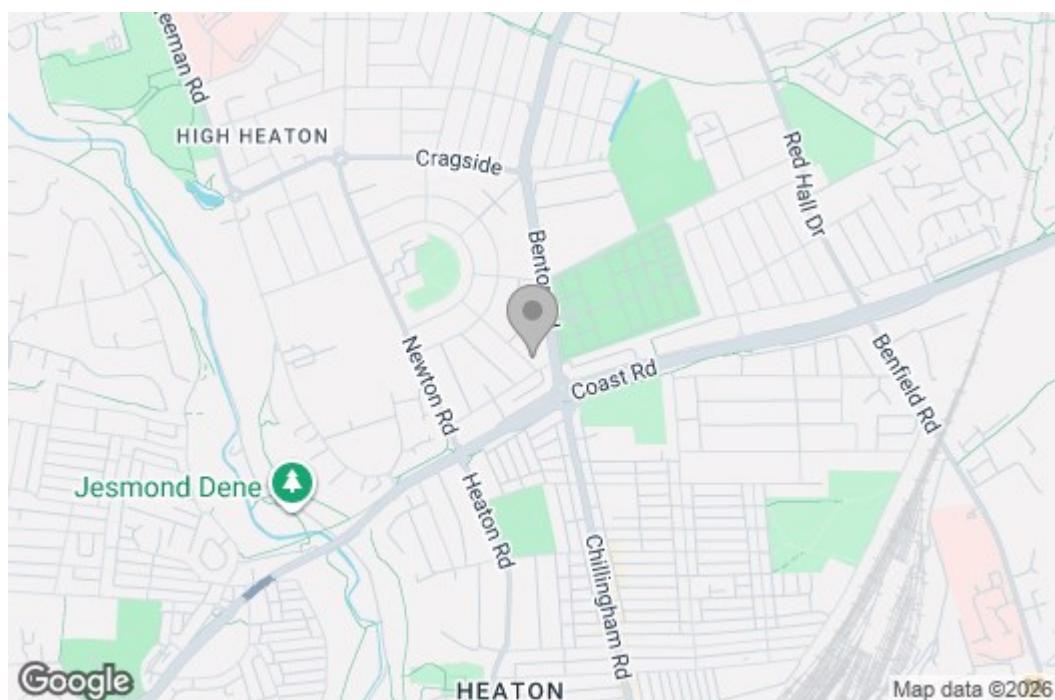
### **Upfront Costs:**

#### **1 Months rent upfront**

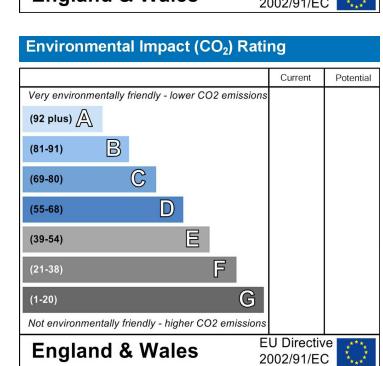
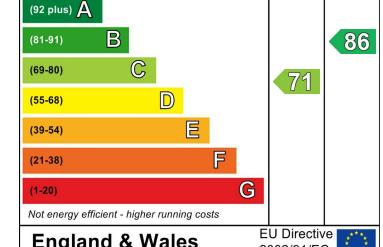
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

## 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.