



6 St. Thomas Street, Low Fell, Gateshead, Tyne & Wear, NE9 5XA

£950 Per Month



## Key features

- END TERRACED HOUSE
- GREAT LOCATION
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- KITCHEN/DINER



## Description

AVAIL ABE NOW! Spacious three bedroom terraced house located on St Thomas Street in the heart of Low Fell. The property is offered on a unfurnished basis and has the benefit of gas central heating and UPVC double glazing. The entrance vestibule leads to downstairs cloaks and lounge, a spacious breakfasting kitchen leads out to the rear garden. To the first floor there are three bedrooms with the master having a en-suite shower room and a bathroom. There is a small garden to the front and a private garden to the rear with decking patio.



#### ENTRANCE VESTIBULE

#### LOUNGE

16 x 10 2

Open plan lounge with stairs leading to the first floor, central heating radiator, UPVC Georgian style window over looking the front elevation, feature painted wall and internal door leading to the kitchen.

#### KITCHEN DINER

14 x 10 2

Having a comprehensive range of birch coloured wall and floor units with laminate effect work tops, black & white splash tiling, stainless steel gas hob and electric oven, hooker hood above, inset stainless steel sink unit with mixer tap, washing machine, wall mounted central heating boiler, UPVC Georgian style window, inset spot lighting, fridge/freezer and double glazed French doors leading out to the rear garden.

#### DOWNSTAIRS CLOAKS

Pedestal hand wash basin, low level w.c. and central heating radiator

#### FIRST FLOOR

The staircase from the lounge leads to the first floor landing, providing access to all three bedrooms and the bathroom.

#### BEDROOM ONE

12 4 x 12

The main bedroom is situated to the front view, Georgian style UPVC window, central heating radiator and panel style door, with direct access to the en-suite shower room.

#### ENSUITE

Step in shower enclosure, low level w.c, hand wash basin, central heating radiator and UPVC window.

#### BEDROOM TWO

11 x 8 5

Located to the rear aspect with UPVC Georgian style window, central heating radiator and panel style door.







#### BEDROOM THREE

8 9 x 7 6

To the rear and having a UPVC Georgian UPVC window, laminate flooring, central heating radiator and panel style door.

#### BATHROOM

Spacious modern bathroom with white suite comprising of a panelled bath, pedestal wash basin, low level w.c, splash tiling and UPVC window

#### EXTERNAL

There is a small garden to the front and a private fenced garden to the rear with lawn area and decking patio.

#### LETTINGS DISCLAIMER

##### WE REQUIRE

Rent on tenancy commencement = £950


One months damage deposit = £950

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.


### 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 2002/91/EC	

76

89

### 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 2002/91/EC	

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