



29 Faraday Grove, Bensham, Gateshead, Tyne & Wear, NE8 4UL

£695 Per Calendar Month



## Key features

- UPPER FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- LOUNGE/DINING AREA
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED



## Description

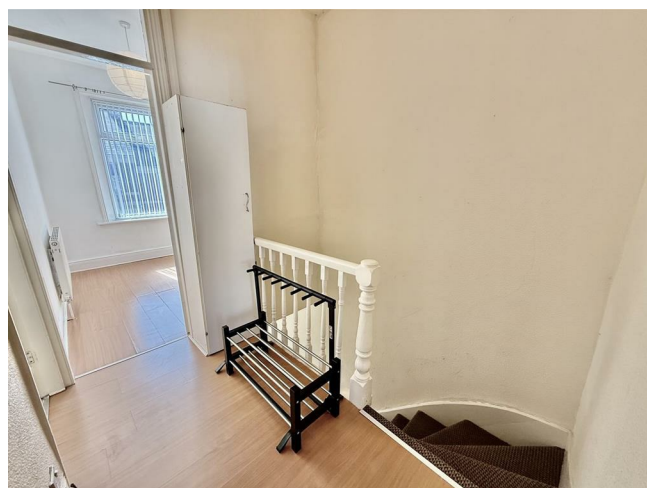
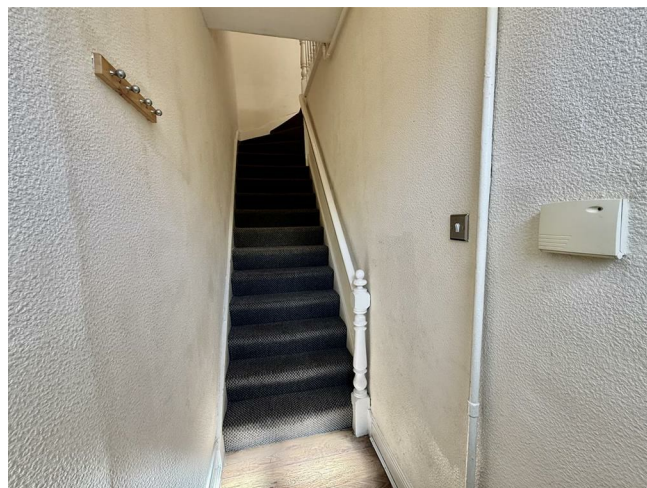
We welcome to the market this upper flat located in the desirable area of Faraday Grove, Bensham, Gateshead. This delightful apartment boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter the property, you are greeted by a welcoming lounge and dining area, perfect for relaxing or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The fitted kitchen is both practical and stylish, equipped with modern appliances that cater to all your culinary needs.

The flat also features a contemporary bathroom, designed with comfort and convenience in mind. This well-appointed space ensures that your daily routines are both efficient and enjoyable.

Situated in a vibrant community, this property offers easy access to local amenities, parks, and transport links, making it an excellent choice for those who appreciate both tranquillity and convenience.

This upper flat is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Don't miss your chance to make this lovely apartment your new home.



ENTRANCE HALL

LOUNGE

17.8 x 16

KITCHEN

12.8 x 7.9

BEDROOM ONE

13.11 x 12

BEDROOM TWO

9.7 x 7.2

BATHROOM

7.2 x 4.11

EXTERNAL

DISCLAIMER - LETTINGS

WE REQUIRE

Rent on tenancy commencement = £695.00







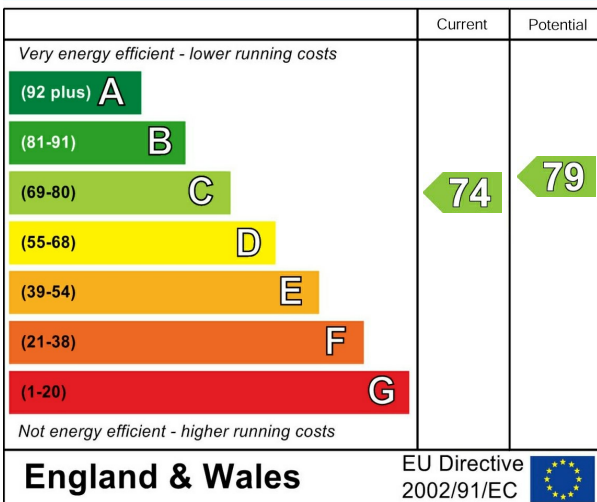
One months damage deposit = £695.00

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



### Environmental Impact (CO<sub>2</sub>) Rating



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