



32 Ropery Road, Gateshead, NE8 2HP
£1,100 Per Calendar Month



Key features

- MID TERRACED HOUSE
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- EASY ACCESS TO A1



Description

Welcome to this charming duplex apartment located on Ropery Road in Gateshead. This modern property, built in 2016, offers a comfortable living space of 743 square feet, making it an ideal choice for families or professionals seeking a stylish home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped, allowing for effortless meal preparation and dining experiences.

This apartment features three bedrooms, with the third bedroom cleverly designed as a walk-in wardrobe, providing ample storage space and versatility. The layout is both practical and appealing, ensuring that every inch of the property is utilised effectively. Additionally, there is a convenient downstairs W.C., enhancing the functionality of the home.

For those with a vehicle, the property includes parking for one car, a valuable asset in this bustling area.

Overall, this duplex apartment on Ropery Road presents a wonderful opportunity to enjoy modern living in a vibrant community. With its contemporary design and thoughtful features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.



ENTRANCE HALL

DOWNSTAIRS W.C.

5'5 x 2'10

LOUNGE

19'2 x 13'7

KITCHEN

9'7 x 6'8

STAIRWAY/LANDING

BEDROOM ONE

13'7 x 10'10

BEDROOM TWO

9'7 x 7'7

BEDROOM THREE

9'3 x 5'10

BATHROOM

7'1 x 5'7

EXTERNAL

LETTINGS DISCLAIMER







WE REQUIRE

Rent on tenancy commencement = £1,100


One months damage deposit = £1,100

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) A		
(81-91) B		
(69-80) C		
(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	

79

84

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	

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
<https://www.carousestateagents.com>

