



100 Wordsworth Street, Gateshead, Tyne & Wear, NE8 3HE

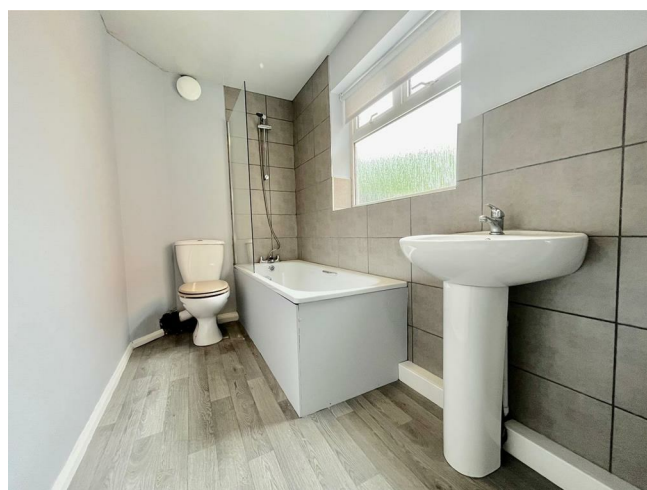
£750 Per Calendar Month





## Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- CLOSE TO CITY CENTRE
- VIEWING ADVISED



## Description

This delightful apartment features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter the property, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining guests. The modern bathroom is well-appointed, providing a stylish and functional space for your daily routines.

One of the standout features of this flat is its proximity to local amenities. You will find a variety of shops, cafes, and services just a short stroll away, ensuring that all your daily needs are easily met. Additionally, the property benefits from excellent transport links, making it convenient for commuting to nearby cities or exploring the wider region.

This apartment presents a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a well-connected area. With its appealing features and prime location, this flat is not to be missed. We invite you to come and experience the charm of this property for yourself.



ENTRANCE HALL

LOUNGE

14'0" x 12'0"

KITCHEN

14'7" x 6'8"

BATHROOM

10'0" x 6'0"

BEDROOM ONE

14'0" x 12'0"

BEDROOM TWO

10'0" x 8'0"

EXTERNAL

DISCLAIMER

One months rent in advance = £750












One months rent as a damage deposit = £750

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


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	

71 77

### 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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