



28 Marlborough Crescent, Wrekenton, Gateshead, Tyne & Wear, NE9 7JY

£700 Per Calendar Month



## Key features

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- LOVELY BATHROOM WITH SHOWER
- OFF STREET PARKING
- CUL-DE-SAC POSITION
- CLOSE TO AMENITIES
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- KITCHEN WITH APPLIANCES
- AVAILABLE NOW TO VIEW



## Description

Positioned in a quiet residential cul-de-sac, we offer to rent this semi detached apartment. The property has a great location and comes with the benefit of gas central heating and UPVC double glazing. Stairs lead to the first floor where there is a rear facing lounge, small fitted kitchen with appliances, two bedrooms and a beautiful bathroom with hand held shower and rain show. The property has off street parking for two cars and gardens. Viewing comes highly advised.



## ENTRANCE

A UPVC door leads into the property where there are stairs leading to the first floor.

## LANDING

There is a UPVC window to the side elevation, loft access and central heating radiator.

## LOUNGE

13 x 13

Located to the rear of the property and having a beautiful feature patterned tiled inset fireplace, UPVC window, storage cupboard housing boiler. Internal door leading into the kitchen.

## KITCHEN

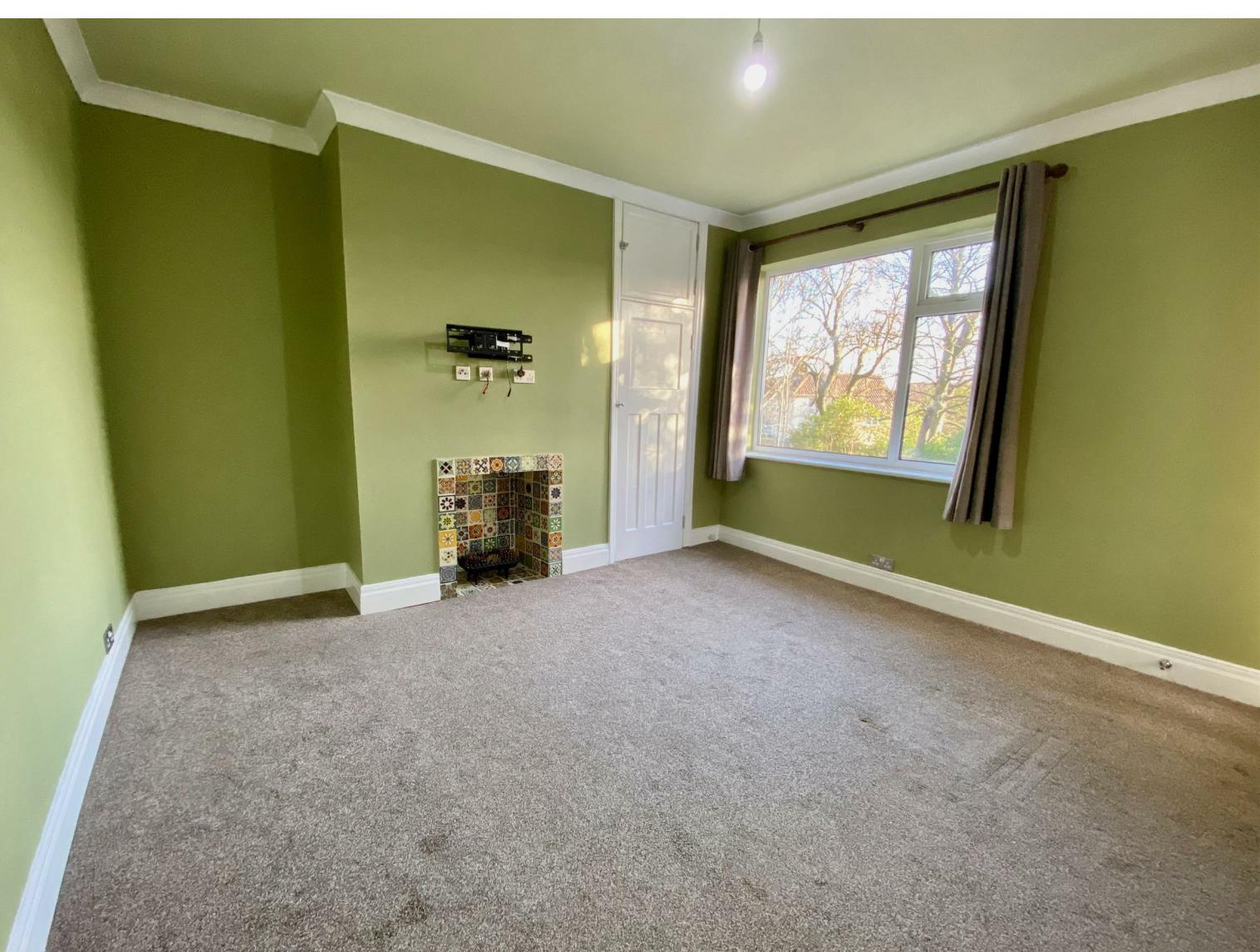
9 x 6

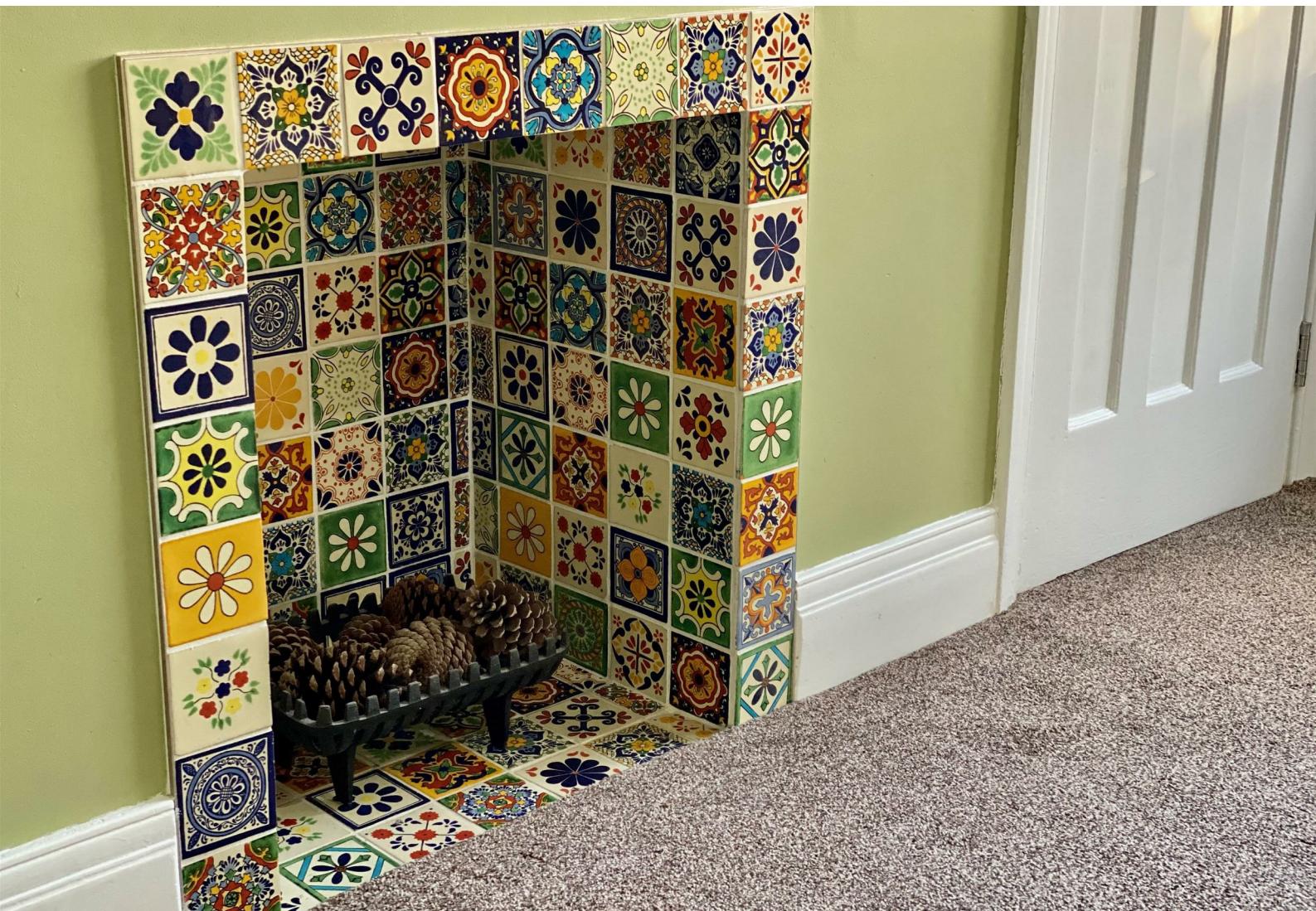
White wall and base units with contrasting work surfaces, gas hob, cooker hood, electric oven, fridge/freezer, partial tiling UPVC window to the side and UPVC glass door leading out to the rear garden.

## BATHROOM

6 x 6

Modern white suite comprising of a panelled bath with thermostatic shower and rain shower, vanity sink unit, low level w.c. towel radiator, tiling to the walls, UPVC window and UPVC cladding to the ceiling.







#### BEDROOM ONE

15'7 x 11'11

UPVC bay window to the front, central heating radiator and fitted wardrobes with storage to one wall.

#### BEDROOM TWO

8'2 x 7'9

Central heating radiator and UPVC window.

#### EXTERNAL

There is a drive for approximately two cars, lawn and shrubs.

#### DISCLAIMER

One months rent in advance = £700.00

One months rent as a damage deposit = £700.00

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) 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

212 High Street  
Gateshead  
Tyne And Wear  
NE8 1AQ  
0191 500 8 500  
[info@carouselestateagents.com](mailto:info@carouselestateagents.com)  
<https://www.carouselestateagents.com>

