



38 Ropery Road, Teams, Gateshead, Tyne & Wear, NE8 2HP

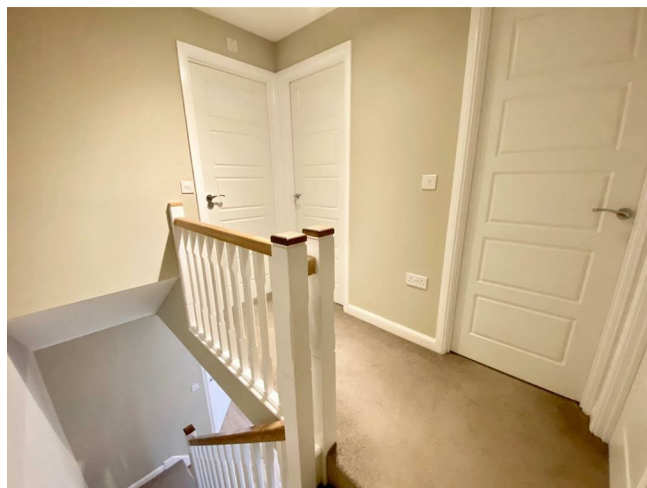
£950 PCM





## Key features

- THREE BEDROOM HOUSE
- SEMI DETACHED TERRACED
- GREAT LOCATION CLOSE TO A1M
- DOWNSTAIRS CLOAKS/W.C
- OPEN PLAN LOUNGE
- KITCHEN/DINER
- UNFURNISHED
- OFF STREET PARKING
- GARDENS
- VIEWING ADVISED



## Description

Located on Ropery Road in the charming area of Teams, Gateshead, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open-plan living area creates a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The property boasts a single reception room that flows seamlessly into the dining area, allowing for a versatile living space that can be tailored to your needs. The modern bathroom is designed for both functionality and style, ensuring a pleasant experience for all residents.

One of the standout features of this home is the off-street parking, providing a secure and convenient space for your vehicle. Additionally, the property benefits from excellent road links, making commuting to nearby areas a breeze.

This semi-detached house on Ropery Road is not just a home; it is a lifestyle choice that offers both comfort and accessibility. Whether you are a first-time buyer or looking to settle down in a friendly community, this property is certainly worth considering. Don't miss the opportunity to make this lovely house your new home.



#### DESCRIPTION

Having a great location on this popular modern development, we offer to let this three bedroom semi detached house. The property is offered on a unfurnished basis and comes with the benefit of gas central heating and UPVC double glazing. Having a great location close to transport links to the A1M and Metro Centre and also close to local High Street and Primary School. An entrance vestibule leads to the open plan lounge, fitted kitchen/dining room with French doors leading out to the rear garden, downstairs cloaks w.c, three bedrooms and family bathroom with shower. To the front there is a small garden and off street parking and a enclosed garden lies to the rear. Viewing comes highly recommended.

#### ENTRANCE HALL

Leading to lounge and cloaks

#### LOUNGE

15'8" x 14'10"

Open plan with stairs leading to the first floor, under stairs storage cupboard, laminate flooring, UPVC window, central heating radiator and internal door leading to kitchen/dining room.

#### KITCHEN

14'10" x 9'5"

Having a modern range of cream coloured wall and floor units with granite effect work surfaces, integral stainless steel sink unit with mixer tap, integral gas hob with cooker funnel above, eye level electric oven, plumbing for automatic washing machine, UPVC window, central heating radiator, French doors leading out to the rear garden.

#### CLOAKS/W.C

Low level w.c, pedestal wash basin, UPVC window and central heating radiator.

#### FIRST FLOOR

Stairs leading to the first floor.











#### BEDROOM ONE 11

11'9" x 8'1"

Located to the front and having a UPVC window, built in cupboard and central heating radiator.

#### BEDROOM TWO

12'4" x 8'0"

UPVC window, built in cupboard and central heating radiator.

#### BEDROOM THREE

9'5" x 6'8"

Central heating radiator and UPVC window.

#### BATHROOM

White suite comprising of a panelled bath, pedestal wash basin, low level w.c, central heating radiator and UPVC window.

#### EXTERNAL

There is a garden to the front with off street parking. An enclosed garden lies to the rear with block paving.

#### WE REQUIRE

One months rent in advance = £950

One months rent as a damage deposit = £950

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>86</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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