



13 Station Road, Bill Quay, Gateshead, Tyne & Wear, NE10 0UH

£695 PCM



## Key features

- UPPER FLAT
- LOUNGE/DINER
- FITTED KITCHEN
- SHOWER ROOM
- TWO BEDROOMS
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL SHOPS
- REAR YARD
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



## Description

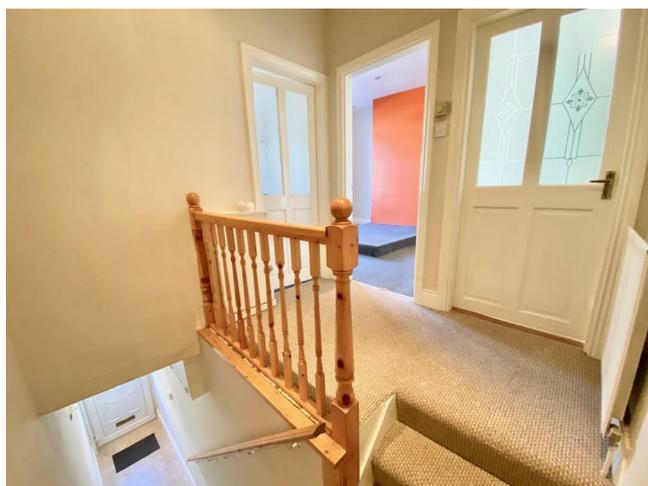
Nestled on Station Road in the charming area of Bill Quay, Gateshead, this delightful upper flat presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for extra space.

Upon entering, you are welcomed into a spacious lounge dining area, ideal for both relaxation and entertaining guests. The natural light that floods this space creates a warm and inviting atmosphere, making it a perfect spot to unwind after a long day.

Additionally, the flat features a versatile loft room, which can be utilised as a study, playroom, or extra storage, catering to your individual needs.

The bathroom is conveniently located, ensuring ease of access for all residents. The overall layout of the apartment is practical and functional, making it a wonderful choice for those who appreciate a well-designed living space.

We highly recommend a viewing to fully appreciate the charm and potential of this property. With its prime location and appealing features, this upper flat is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely apartment your new home.



## FIRST FLOOR

Stairs lead to the first floor landing, central heating radiator and doors leading to rooms

### LOUNGE/DINER

20'0" x 15'9"

A very spacious open plan lounge/diner which is rear facing with a feature electric wall mounted fire, laminate flooring, two UPVC windows and central heating radiators. There is a hatch which leads to a upstairs loft room which can be used as an office.

### KITCHEN

14'2" x 7'0"

Range of birch wall and floor units with electric double oven, integral stainless steel sink unit with mixer tap, gas hob, fridge/freezer, UPVC window, rear exit door and door leading to the bathroom.

### SHOWER ROOM

6'0" x 5'10"

Corner step in corner shower cubicle, low level w.c, pedestal wash basin, tiling to the walls and floor, central heating towel radiator, cladding to the ceiling and extractor fan.

### BEDROOM ONE

13'8" x 11'9"

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

### BEDROOM TWO

10'7" x 10'0"

UPVC window and central heating radiator







#### EXTERNAL

There is a small yard located to the rear.

#### DISCLAIMER LETTINGS

#### WE REQUIRE

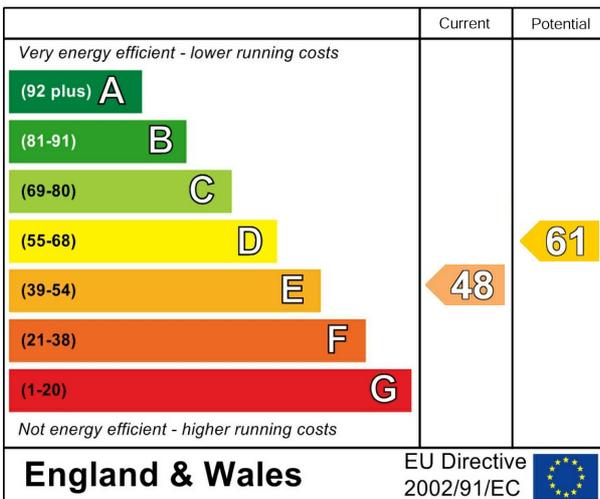
One month's rent in advance = £695

One month's rent as a damage deposit = £695

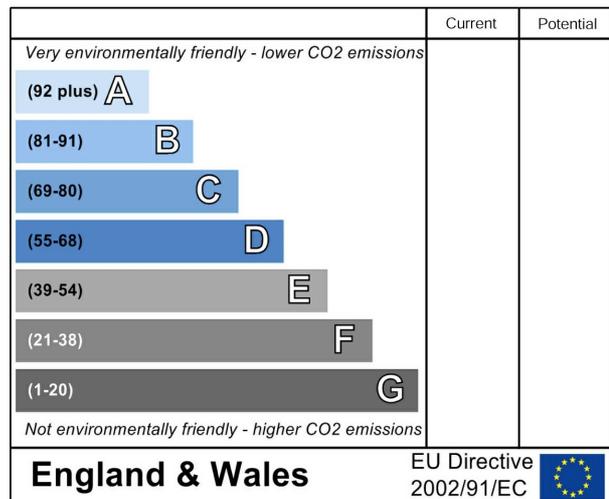
To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

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



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



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