



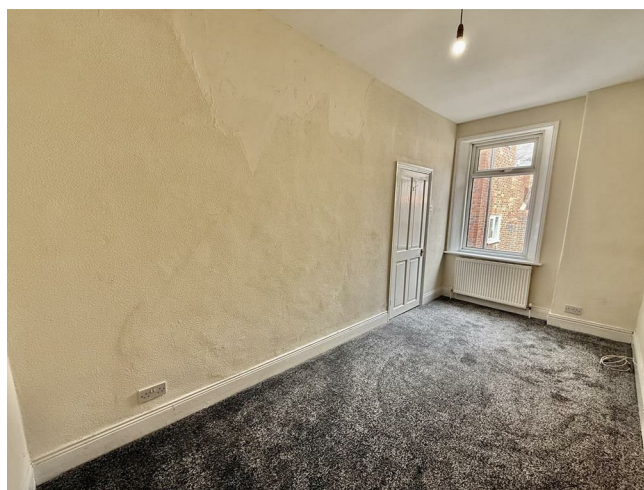
31 Faraday Grove, Bensham, Gateshead, Tyne & Wear, NE8 4UL

£675 Per Calendar Month



## Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- REAR FACING LOUNGE
- MODERN KITCHEN
- THREE PIECE BATHROOM SUITE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

Welcome to this charming ground floor flat located in the desirable area of Faraday Grove, Bensham, Gateshead. This delightful property, built in 1900, offers a perfect blend of character and modern living, making it an ideal choice for those seeking a convenient rental opportunity.

Spanning an impressive 689 square feet, the flat features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. The fitted kitchen is both functional and stylish, equipped to meet all your culinary needs.

One of the standout features of this property is its excellent transport links, ensuring easy access to the wider Gateshead and Newcastle areas. Whether you are commuting for work or exploring the vibrant local culture, you will find that getting around is a breeze. Additionally, the flat is conveniently situated close to a variety of local amenities, including shops, cafes, and parks, enhancing your everyday living experience.

This flat not only offers a comfortable living space but also the charm of a period property in a well-established neighbourhood. With its combination of space, location, and character, this property is a must-see for anyone looking to make a home in Gateshead. Don't miss the opportunity to view this lovely flat and envision your future in this welcoming community.



ENTRANCE HALL

14'7 x 3'2

LOUNGE

16 x 11'11

KITCHEN

9'11 x 7'7

BEDROOM ONE

16'6 x 12'7

BEDROOM TWO

15'11 x 7'4

BATHROOM

7'4 x 4'10

EXTERNAL

LETTINGS DISCLAIMER

WE REQUIRE







Rent on tenancy commencement = £675

One months damage deposit = £675

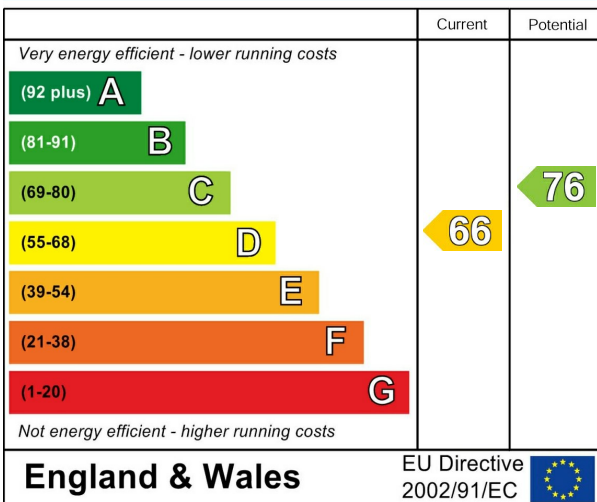
To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

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



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



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