



35 Deckham Terrace, Deckham, Gateshead, Tyne & Wear, NE8 3UY

£750 PCM



## Key features

- FIRST FLOOR APARTMENT
- THREE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- BATHROOM WITH SHOWER
- GREAT TRANSPORT LINKS
- SHARED COURTYARD
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



## Description

Located on the first floor of Deckham Terrace in Gateshead. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a modern living space.

As you enter the apartment, you will be greeted by an inviting open-plan living area that seamlessly combines the reception room and kitchen. This layout not only maximises space but also creates a warm and sociable environment, perfect for entertaining guests or enjoying family time. The natural light that floods the room enhances the overall ambiance, making it a lovely place to relax.

The apartment features three well-proportioned bedrooms, providing ample space for rest and privacy. Each room is designed to be versatile, allowing you to personalise them to suit your needs, whether as bedrooms, a home office, or a guest room.

The bathroom is equipped with a modern shower, ensuring convenience and comfort for all residents.

Situated in a prime location, this property is close to excellent transport links, making commuting to nearby areas straightforward and efficient. Whether you are heading to the city centre or exploring the beautiful surroundings of Gateshead, you will find that accessibility is a key advantage of this apartment.

In summary, this three-bedroom apartment on Deckham Terrace offers a fantastic opportunity for those looking for a stylish and practical home in a well-connected area. Don't miss the chance to make this lovely property your own.



## DESCRIPTION

We offer to rent this first floor apartment located in this recently built development. The property is offered on a unfurnished basis and comes with the benefit of UPVC double glazing and gas central heating. In brief the property comprises of lounge/kitchen with white wall and base units with integral cooking appliances, bathroom with shower and three bedrooms. The apartment is located close to bus and transport links.

### ENTRANCE HALL

Central heating radiator.

### LOUNGE/KITCHEN

18'0" x 13'0"

Sky light window to the lounge area and central heating radiator.

Kitchen area having a range of white wall and floor units with granite effect work surfaces, integral stainless steel sink unit with mixer tap, plumbing for automatic washing machine, stainless steel gas hob and electric oven with cooker hood above, wall mounted central heating boiler and central heating radiator.

### BATHROOM

Panelled bath with shower mixer tap, glass shower screen, pedestal wash Bain, low level w.c, extractor fan, central heating radiator and part UPVC cladding.

### BEDROOM ONE

11'0" x 8'4"

UPVC window with views and central heating radiator.







#### BEDROOM TWO

9'5" x 6'6"

Angled room located to the front and having a UPVC double glazed window and central heating radiator.

#### BEDROOM THREE

12'3" x 9'6"

Angled room located to the side and having a UPVC double glazed window and central heating radiator.

#### EXTERNAL

There is a shared courtyard to the rear.

#### AGENCY FEES

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>	<b>82</b>	<b>82</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	

### 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>	<b>86</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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