



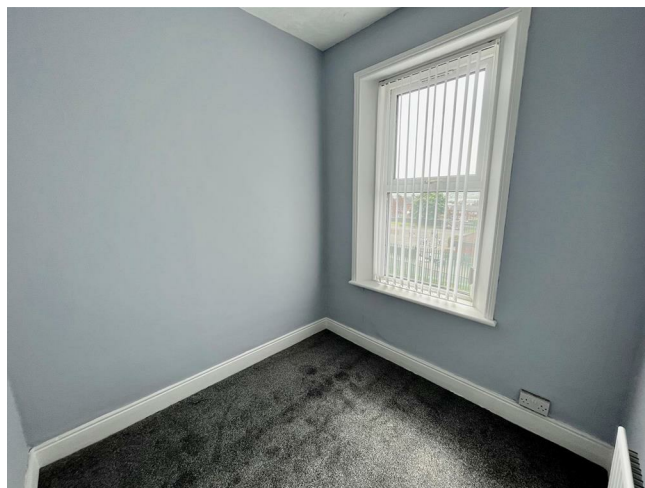
77 Brighton Road, Bensham, Gateshead, Tyne & Wear, NE8 1XQ

£750 Per Month



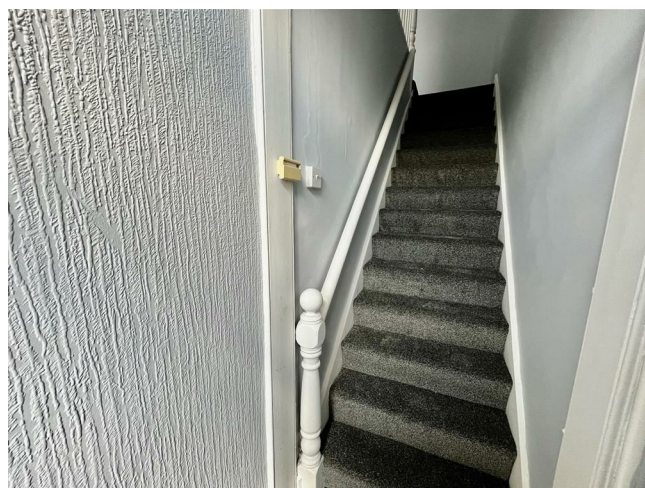
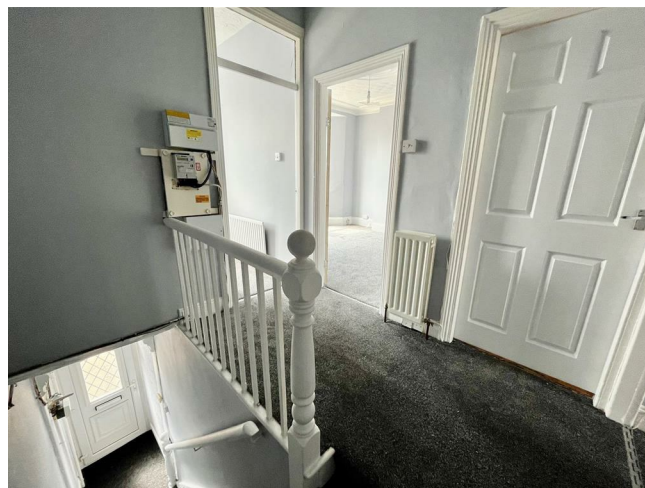
Key features

- THREE BEDROOMS
- UPPER FLAT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- UNFURNISHED
- AVAILABLE IMMEDIATELY
- VIEWING ADVISED



Description

Conveniently located on Brighton Road, Gateshead - we offer to rent this refurbished three bedroom upper flat. A great family home located close to bus and transport links and opposite Primary School. Decorated in a light warm grey colour with contrasting carpets the property comprises of a rear facing lounge, spacious fitted kitchen, bathroom with white suite and three bedrooms. There is a private yard located to the rear. Available now to view.



ENTRANCE HALL

LANDING

LOUNGE
15'2 x 12'1

KITCHEN
11'11 x 5'11

BEDROOM ONE
14'9 x 12'1

BEDROOM TWO
12 x 7'6

BEDROOM THREE
7'9 x 7'6

BATHROOM
6'10 x 4'11

EXTERNAL

DISCLAIMER LETTINGS







WE REQUIRE

Rent on tenancy commencement = £750


One months damage deposit = £750

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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