



123 Rodsley Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4LA

£700 PCM



Key features

- UPPER FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- BATHROOM WITH SEPERATE SHOWER ENCLOSURE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO SALTWELL PARK
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITITES
- VIEWING ADVISED



Description

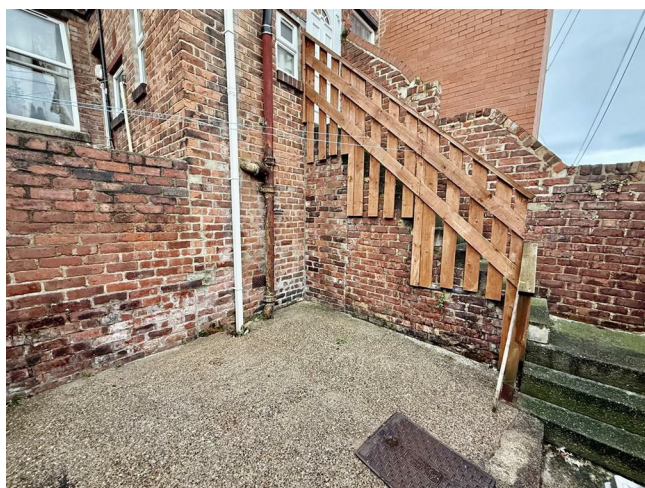
Welcome to this Spacious upper flat located on Rodsley Avenue in the vibrant area of Bensham, Gateshead. This delightful apartment features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter the property, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the flat is designed to maximise comfort and functionality, ensuring that you feel right at home from the moment you step inside.

The apartment is unfurnished, allowing you the freedom to personalise the space to your own taste and style. This blank canvas provides an excellent opportunity for you to create a living environment that truly reflects your personality.

The property is available for immediate occupancy, making it a convenient option for those looking to move in without delay. Situated in a well-connected area, you will benefit from easy access to local amenities, public transport, and the vibrant community that Bensham has to offer.

In summary, this upper flat on Rodsley Avenue is a fantastic opportunity for anyone seeking a spacious and adaptable living space in a desirable location. Don't miss your chance to make this lovely apartment your new home.



ENTRANCE HALL

LANDING

LOUNGE
15'2 x 12'9

KITCHEN
12'7 x 7'7

BEDROOM ONE
15'4 x 12'9

BEDROOM TWO
8'8 x 7'10

BATHROOM
12 x 7'9

EXTERNAL

DISCLAIMER LETTINGS







WE REQUIRE


One month's rent in advance = £

One month's rent as a damage deposit = £


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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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