



310 Saltwell Road, Bensham, Gateshead, Tyne & Wear, NE8 4TQ

£695 Per Calendar Month



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- SEPERATE BATHROOM AND TOILET
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO SALTWELL PARK
- VIEWING ADVISED



Description

Saltwell Road, Gateshead, this ground floor flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home.

The flat features a modern kitchen, equipped with contemporary appliances and ample storage, making it an ideal space for culinary enthusiasts. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is its excellent transport links, ensuring easy access to nearby amenities and the bustling city centre. Additionally, the flat is conveniently located close to the picturesque Saltwell Park, offering a serene escape for leisurely walks, picnics, or outdoor activities.

This property presents a wonderful opportunity for those looking to enjoy a blend of modern living and natural beauty in a sought-after location. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress. Don't miss the chance to make this lovely home your own.



ENTRANCE HALL

13'2 x 3'1

LOUNGE

15'5 x 11'6

KITCHEN

11'4 x 8'4

BEDROOM ONE

15 x 14'1

BEDROOM TWO

10'9 x 9'11

BATHROOM

7'9 x 5'3

W.C.

4'8 x 2'10







EXTERNAL

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 week's 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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