



31 Rosebery Avenue, Gateshead, NE8 3XB

£700 Per Calendar Month



## Key features

- UPPER FLAT
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- PRIVATE YARD
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

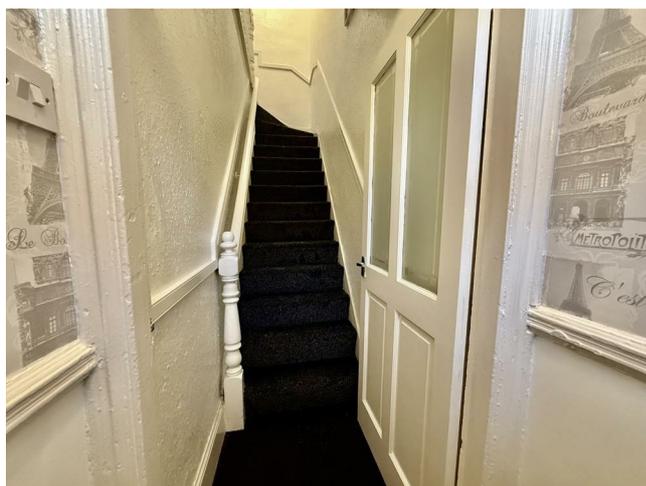
This delightful upper flat in Rosebery Avenue, Gateshead offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is its private yard, offering a lovely outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day. This is a rare find in urban living, making it a valuable addition to the home.

Situated close to local amenities, residents will find a variety of shops, cafes, and services just a short stroll away. The excellent transport links in the area make commuting to nearby cities and attractions a breeze, ensuring that you are well-connected to everything you need.

This upper flat on Rosebery Avenue is not just a place to live; it is a wonderful opportunity to embrace a lifestyle filled with comfort, convenience, and community. Whether you are looking to buy or rent, this property is sure to impress. Don't miss the chance to make it your own.



ENTRANCE HALL

STAIRWAY/LANDING

LOUNGE  
15'3 x 13'5

KITCHEN  
11'4 x 8'3

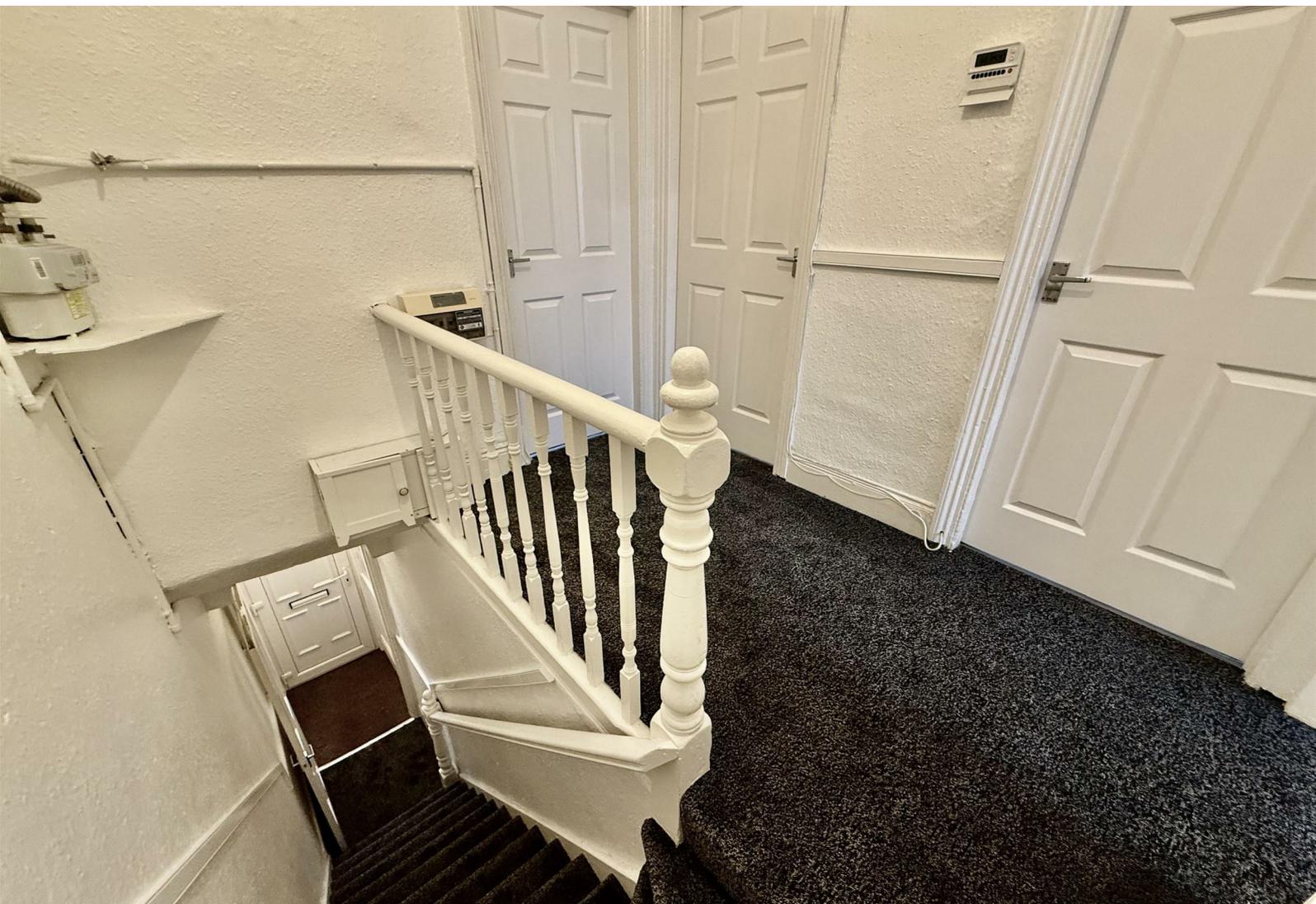
BEDROOM ONE  
13'9 x 13'6

BEDROOM TWO  
11'10 x 7'5

BEDROOM THREE  
8'8 x 7'6

BATHROOM  
6'4 x 5'4







## EXTERNAL

### DISCLAIMER LETTINGS

#### WE REQUIRE

One month's rent in advance = £700

One month's rent as a damage deposit = £700

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>                                   |                            |   |
| (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<br>2002/91/EC |  |

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### 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>   |                            |   |
| (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<br>2002/91/EC |  |

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