



17 Larne Crescent, Gateshead, Tyne & Wear, NE9 5RP

£1,100 Per Calendar Month



Key features

- SEMI DETACHCED HOUSE
- SPACIOUS LOUNGE
- MODERN OPEN PLAN KITCHEN/DINING
- TWO GOOD SIZE BEDROOMS
- WELL PRESENTED FAMILY BATHROOM WITH SHOWER
- DRIVEWAY AND GARAGE PARKING
- WELL MAINTAINED FRONT AND REAR GARDEN
- DESIRABLE AREA
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EARLY VIEWING IS RECOMMENDED

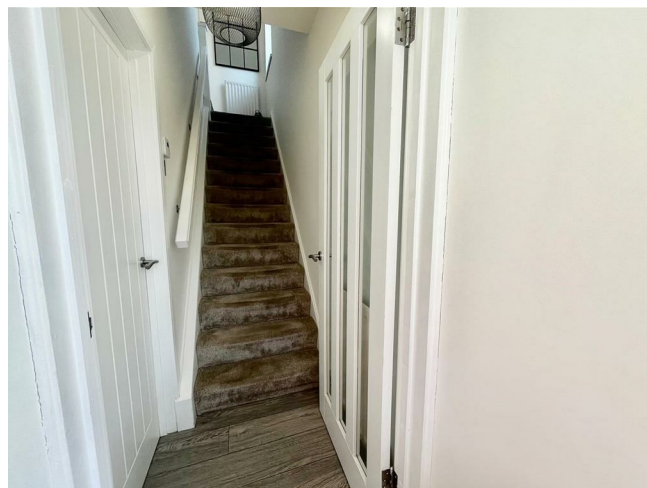
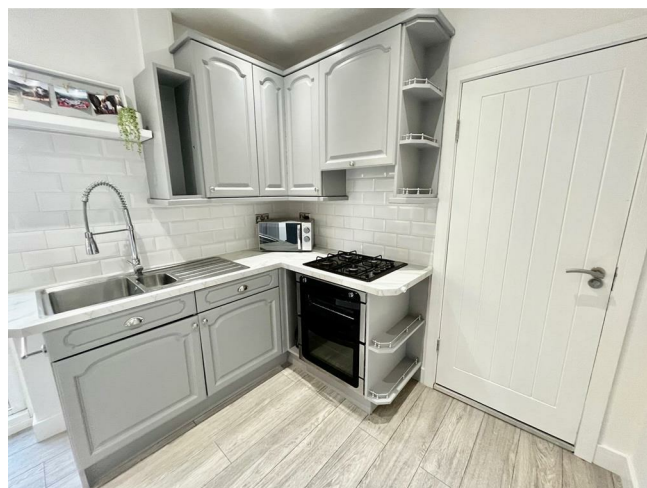
Description

Located in the charming area of Larne Crescent, Gateshead, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring convenience for daily routines. Additionally, off-road parking for one vehicle is available, a valuable asset in this bustling area.

One of the standout features of this property is its superb transport links, making commuting to nearby cities and towns a breeze. Furthermore, residents will appreciate the proximity to local amenities, including shops, schools, and parks, all within easy reach.

This semi-detached home is not only practical but also offers a wonderful sense of community, making it an ideal choice for those looking to settle in a vibrant neighbourhood. With its combination of space, convenience, and location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



ENTRANCE HALL

LOUNGE

KITCHEN/DINER

BEDROOM ONE

10'8 x 10'4

BEDROOM TWO

10'2 x 7'8

BATHROOM

6'4 x 6

EXTERNAL

DISCLAIMER - LETTINGS

WE REQUIRE

Rent on tenancy commencement = £1,100.00

One months deposit = £1,100.00








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 | | 87 |
| (69-80) C | 72 | |
| (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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