



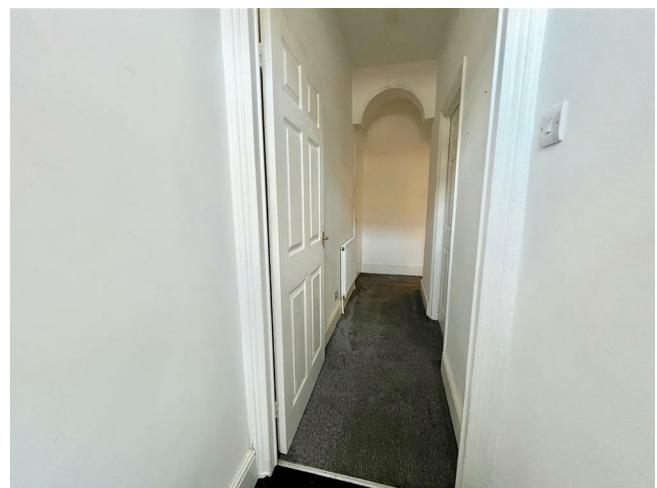
55 Woodbine Street, Gateshead, Tyne & Wear, NE8 1ST

£650 Per Calendar Month



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CENTRALLY LOCATED IN GATESHEAD
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- AVAILABLE NOW



Description

Immediately available, we offer to the rental market this well presented two bedroom ground floor flat. The property comes with the benefit of UPVC double glazing and gas central heating. The property comprises of a spacious lounge with feature fireplace, a modern fitted kitchen and a well presented family bathroom with shower. There are two double bedrooms and the property has a paved rear yard. A great location for commuters with excellent transport links to Gateshead & Newcastle city centre. Early viewing is recommended.



ENTRANCE HALL

17'6 x 3'2

LOUNGE

15'6 x 12

KITCHEN

11'6 x 7'8

BEDROOM ONE

15'2 x 12'8

BEDROOM TWO

11'9 x 7'

BATHROOM

6'7 x 6'1

EXTERNAL

DISCLAIMER LETTINGS







WE REQUIRE

One month's rent in advance = £650

One month's rent as a damage deposit = £650

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 (CO ₂) 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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