

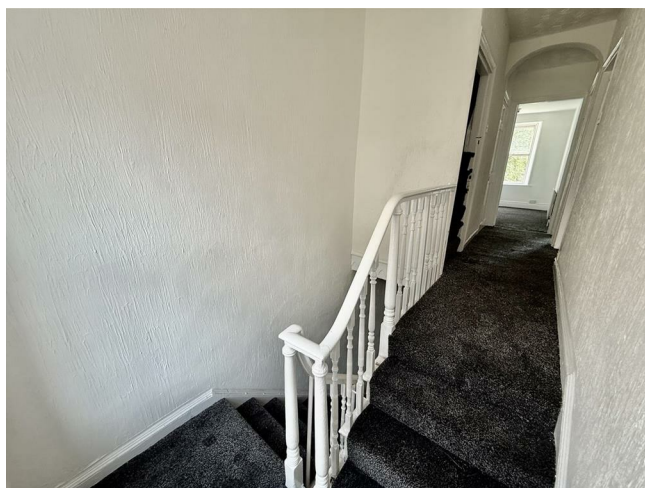


4 Woodbine Terrace, Bensham, Gateshead, Tyne & Wear, NE8 1RU
£1,000 Per Calendar Month



Key features

- TERRACED HOUSE
- THREE BEDROOMS
- BUSTLING LOCATION
- DOWNSTAIRS BATHROOM
- LAWNED GARDEN TO THE FRONT
- PRIVATE YARD TO REAR
- SPANNING OVER THREE FLOORS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING ADVISED



Description

This delightful terraced house on Woodbine Terrace offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room that provides a warm atmosphere for relaxation and entertaining.

The house features a conveniently located downstairs bathroom, making daily routines more accessible and practical. The property is situated in a vibrant community, boasting excellent transport links that ensure easy access to nearby towns and cities, making commuting a breeze.

In addition to its transport advantages, the home is close to a variety of local amenities, including shops, parks, and schools, catering to all your daily needs. This terraced house presents a wonderful opportunity for those looking to settle in a friendly neighbourhood with all the essentials at their fingertips.

Whether you are a first-time buyer or seeking a new family home, this property is sure to impress with its combination of space, location, and community spirit. Do not miss the chance to make this charming house your new home.



ENTRANCE HALL

LOUNGE
16'1 x 15'1

KITCHEN
15'1 x 11

INNER HALL

BATHROOM
11 x 5'9

FIRST FLOOR

BEDROOM ONE
15'11 x 12'11

BEDROOM TWO
15'1 x 12'10

BEDROOM THREE
11'8 x 6'3

LOFTROOM

EXTERNAL

LETTINGS DISCLAIMER







WE REQUIRE

Rent on tenancy commencement = £1,000

One months damage deposit = £1,000

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.

Woodbine Terrace



Total Area: 132.6 m² ... 1429 ft²

All measurements are approximate and for display purposes only

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>		
	66	81
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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