



99 Westbourne Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4NQ

£700 Per Month



## Key features



## Description

We present to the sale market this attractive, two double bedroom first floor, semi-detached style flat, located in this popular residential position in Gateshead. The flat comprises of entrance hallway with staircase to the first floor landing, lounge, dining room, modern fitted kitchen, master bedroom, second double bedroom and bathroom. Highlights to note include the double glazed windows and gas central heating. The location provides excellent transport links to Newcastle City Centre, Gateshead Team Valley & The A1 Motorway, plus convenient access to Saltwell Park, shopping, schools and bus routes. Competitively priced, ideal investment.

ENTRANCE HALL

LANDING

LOUNGE

DINING ROOM

KITCHEN

BATHROOM

BEDROOM ONE

BEDROOM TWO

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE

Rent = £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>	74	75
(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 2002/91/EC	

### 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 2002/91/EC	

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