



39 Beverley Road, Low Fell, Gateshead, Tyne & Wear, NE9 5UJ

£750 PCM



## Key features

- GROUND FLOOR FLAT
- TWO BEDROOMS
- VERY POPULAR STREET
- PART FURNISHED
- OFF STREET PARKING
- GARDENS
- CLOSE TO ROAD LINKS
- VIEWING ADVISED
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



## Description

Having a great location in the very popular area of Low Fell, we offer to let this spacious two bedroom ground floor flat. The property is offered on a unfurnished basis and comes with gas central heating and UPVC double glazing. Comprising in brief of lounge, breakfasting kitchen, two bedrooms and bathroom with shower. The property has off street parking to the front and gardens. Having a great location close to local shops, bus and transport links. Viewing strongly advised.



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## ENTRANCE HALL

Double glazed door, central heating radiator

## LOUNGE

With a lovely UPVC bay window which offers plenty of natural light, original wood fire surround with a living flame gas fire, laminate flooring and ceiling coving.

## KITCHEN

Range of light birch wall and floor units benefits from new integrated gas cooker with dual oven/grills and extractor system. Integrated fridge and freezer, ample shelving areas and cupboards, washing machine, additional appliances provided. Back door leading to garden.

## BEDROOM ONE

Benefits from mirrored wardrobes, double bed, chest of drawers and bedside table, carpeted, blinds and curtains.

## BEDROOM TWO

Central heating radiator, UPVC window, bed, wardrobe, original fireplace, windows fitted with blinds and curtains, carpeted.







#### BATHROOM

Panelled bath with shower mixer tap, low level w.c, UPVC window and tiling to the walls.

#### EXTERNAL

There is off street parking to the front of the property with a small garden. A garden lies to the rear.

#### DISCLAIMER LETTINGS

#### WE REQUIRE

One month's rent in advance = £750

One month's rent as a damage deposit = £750

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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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