



228 Eastbourne Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4NN

£895 PCM



## Key features

- MAISONETTE
- THREE BEDROOMS
- GARAGE
- MODERN FITTED KICHEN
- WELL PRESENTED BATHROOM WITH SHOWER
- SPACIOUS FAMILY HOME
- GREAT ACCESS FOR BUS LINKS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO SALTWELL PARK
- AVAILABLE NOW TO VIEW



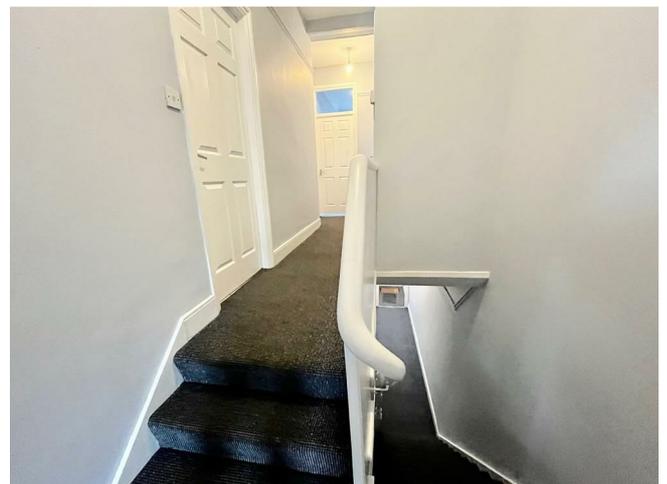
## Description

Nestled in the charming area of Bensham, Gateshead, this recently renovated maisonette on Eastbourne Avenue offers a delightful blend of modern living and convenience. Boasting three spacious double bedrooms, this property is perfect for families or professionals seeking ample space and comfort.

The heart of the home features a welcoming reception room, ideal for relaxation or entertaining guests. The well-appointed bathroom ensures that daily routines are both practical and enjoyable. With a focus on contemporary design, the recent renovations have enhanced the property's appeal, making it a move-in ready option for prospective buyers or renters.

One of the standout features of this maisonette is its proximity to Saltwell Park, a beautiful green space perfect for leisurely strolls, picnics, or outdoor activities. Additionally, the property benefits from excellent transport links, providing easy access to nearby amenities and the wider region, making commuting a breeze.

For those with a vehicle, there is parking available for one car, adding to the convenience of this lovely home. This maisonette is not just a place to live; it is a lifestyle choice that combines comfort, accessibility, and a vibrant community atmosphere. Don't miss the opportunity to make this delightful property your own.



ENTRANCE

LANDING

KITCHEN

14 x 8

BEDROOM ONE

12 x 10

BEDROOM TWO

8 x 8

LOUNGE

12 x 10

TOP FLOOR

BEDROOM THREE

14 x 9

BATHROOM







#### EXTERNAL

There is a single garage.

#### DISCLAIMER LETTINGS

##### WE REQUIRE

One month's rent in advance = £895

One month's rent as a damage deposit = £895

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>		<b>78</b>
(55-68) <b>D</b>	<b>65</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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

212 High Street  
Gateshead  
Tyne And Wear  
NE8 1AQ  
0191 500 8 500  
info@carousestateagents.com  
<https://www.carousestateagents.com>

