



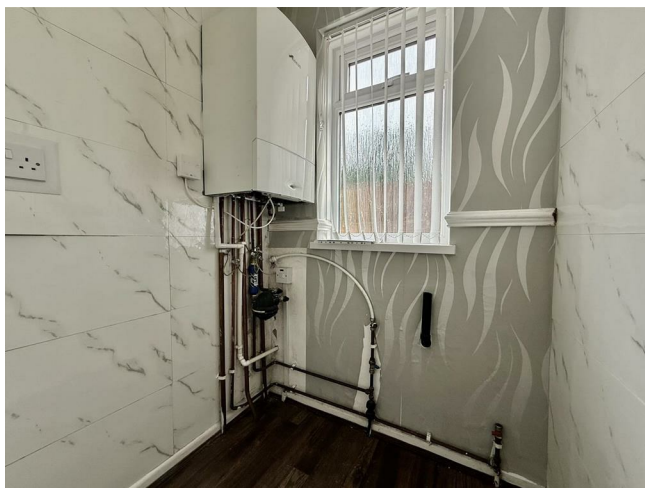
73 Millbrook, Leam Lane, Gateshead, Tyne & Wear, NE10 9XG

£1,000 Per Calendar Month



## Key features

- MID TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- KITCHEN/DINING
- SEPERATE W.C.
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED

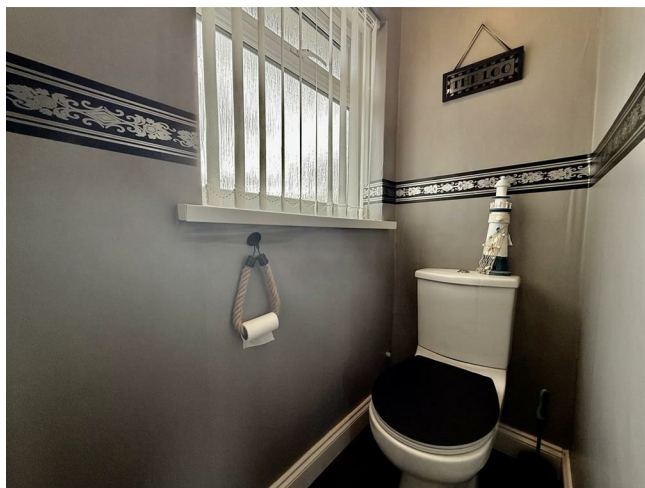


## Description

We welcome to the market this delightful mid-terraced house on Millbrook, Leam Lane, Gateshead which offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is the spacious kitchen dining area, which is designed for both functionality and social gatherings. This area is perfect for family meals or hosting friends, ensuring that every occasion is memorable. Additionally, the property features a separate w.c. for added convenience, as well as a utility room that enhances the practicality of daily living.

This terraced house is not only a comfortable living space but also benefits from its location in a friendly neighbourhood, making it an excellent choice for those looking to settle in Gateshead. With its combination of space, functionality, and a welcoming community, this property is a wonderful opportunity for anyone seeking a new home.



LOUNGE  
17'11 x 11'11

UTILITY  
4'5 x 3'11

KITCHEN  
12'5 x 10'2

DINING  
13'5 x 9'10

STAIRWAY/LANDING

BEDROOM ONE  
12'2 x 10'4

BEDROOM TWO  
12'2 x 10'9

BEDROOM THREE  
8'10 x 7'10

W.C.  
5'10 x 2'5

BATHROOM  
5'6 x 5'5







## EXTERNAL

### LETTINGS DISCLAIMER

#### WE REQUIRE

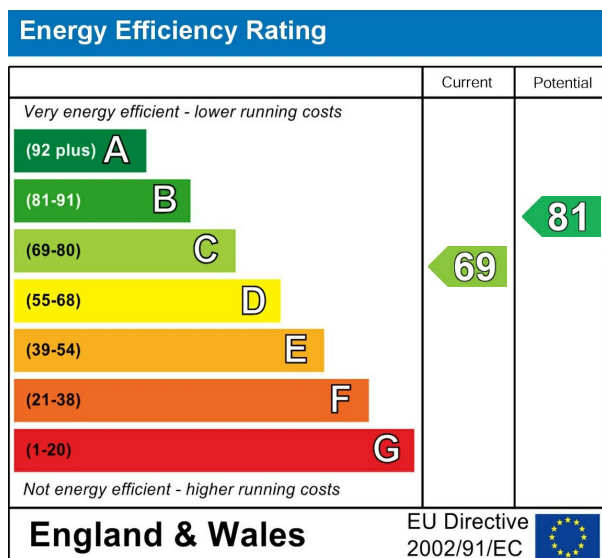
Rent on tenancy commencement = £1,000

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.



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