



1 Millford, Leam Lane Estate, Gateshead, Tyne & Wear, NE10 8JH

£900 PCM



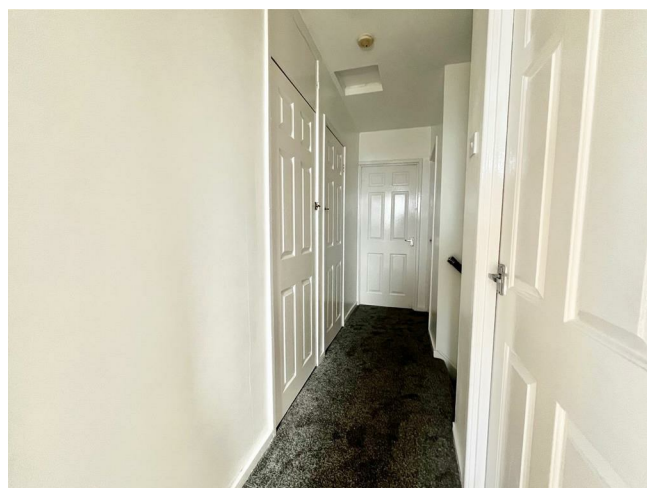


## Key features

- THREE BEDROOM HOUSE
- UNFURNISHED BASIS
- GREAT LOCATION
- SPACIOUS LOUNGE WITH BAY WINDOW
- MODERN KITCHEN
- THREE GOOD SIZE BEDROOMS
- WELL PRESENTED FAMILY BATHROOM
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING IS RECOMMENDED

## Description

We welcome to the market this great three bedroom family home, located on this popular estate within Leam Lane. The property is offered on an unfurnished basis and available immediately. The property briefly comprises of a bright entrance hallway, spacious lounge with bay window, modern breakfasting kitchen, first floor landing, three good size bedrooms and a family bathroom. Externally, the property benefits from gardens to the front, side and rear. The rear garden also provides off street parking. With double glazing and gas central heating throughout. Early viewing is recommended.



ENTRANCE HALL

LOUNGE  
17'3" x 13'3"

KITCHEN  
12'5" x 8'

DINING  
9'8" x 9'7"

FIRST FLOOR LANDING

BEDROOM ONE  
12'11" x 11'3"

BEDROOM TWO  
11'3" x 9'9"

BEDROOM THREE  
8'9" x 7'4"











## BATHROOM

7'10 x 5'5

### EXTERNAL

### DISCLAIMER LETTINGS

#### WE REQUIRE

One month's rent in advance = £900

One month's rent as a damage deposit = £900

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.

## Millford




Ground Floor

First Floor


Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	72	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

