

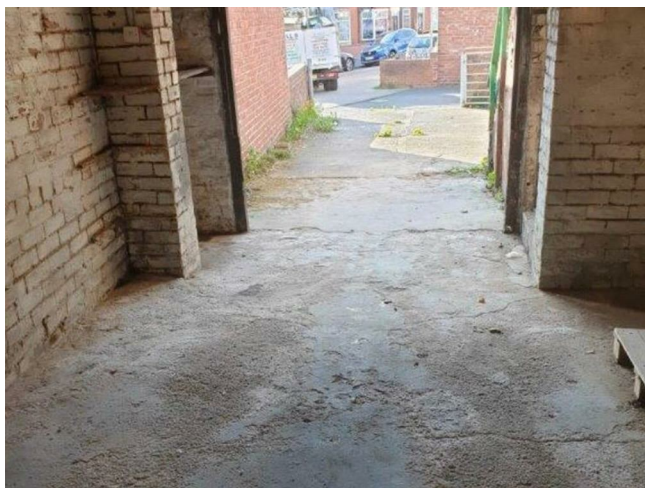


Garage, 46 Saltwell View, Bensham, Gateshead, Tyne & Wear, NE8 4NT  
£195 Per Calendar Month



## Key features

- GARAGE
- SECURE PARKING
- RESIDENTIAL AREA
- STORAGE ROOM TO REAR
- AVAILABLE NOW
- CLOSE TO SALTWELL PARK



## Description

Nestled in the charming residential area of Saltwell View, Bensham, Gateshead, this property offers a fantastic opportunity for those in need of a secure parking space or additional storage. This spacious garage is now available and could be the perfect solution to your parking or storage needs. Situated in a peaceful neighbourhood, this property provides a safe and convenient location for your vehicle or belongings. Don't miss out on this great opportunity - inquire now to secure this fantastic garage in a sought-after area!



## Garage & Storage

A drive leading to secure garage and added storage

### DISCLAIMER LETTINGS

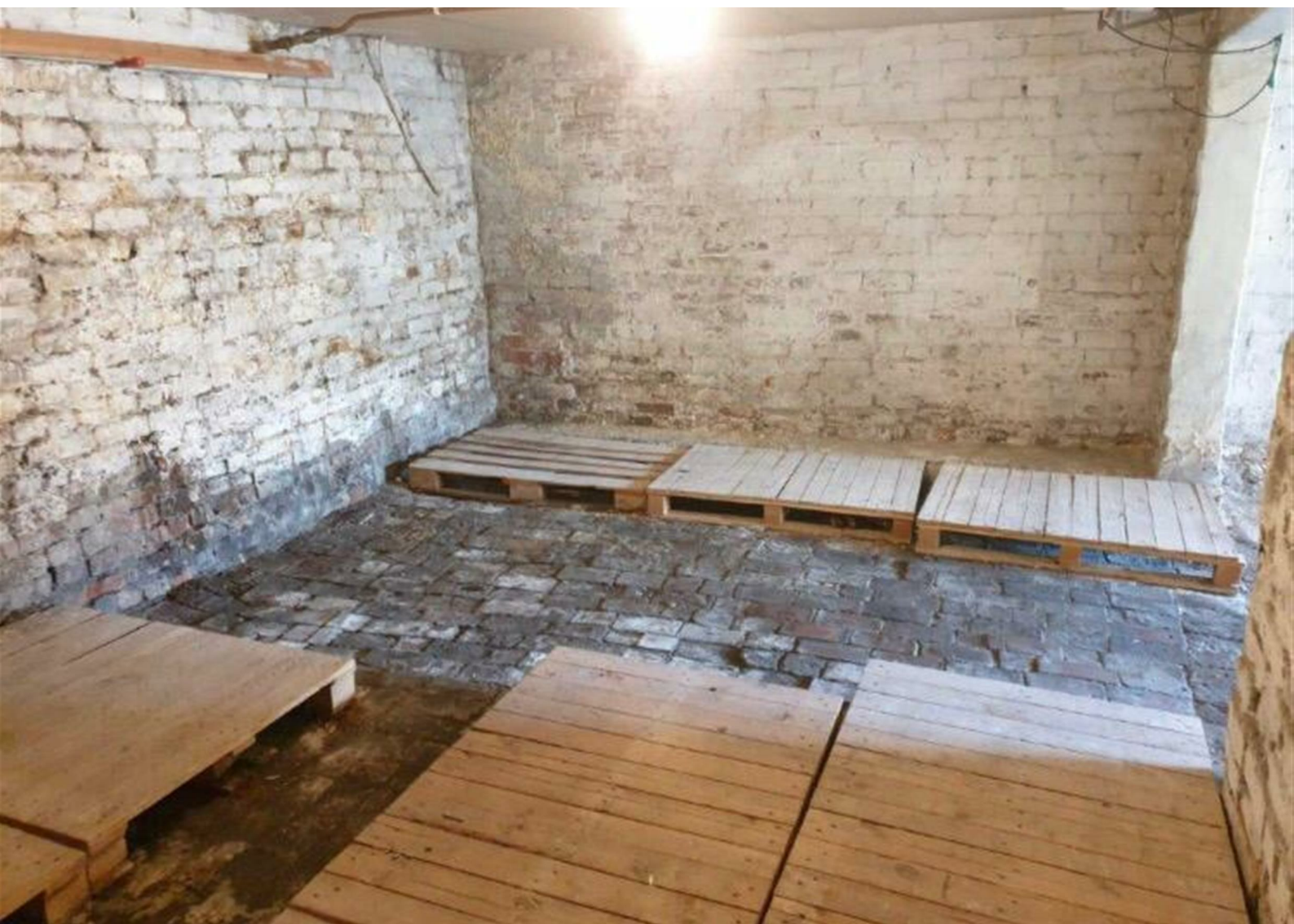
#### WE REQUIRE

One month's rent in advance = £195

One month's rent as a damage deposit = £195

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>                                   |                            |                                                                                     |
| (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<br>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<br>2002/91/EC |  |

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