



5 Dobson Courtyard, Northside, Gateshead, Tyne & Wear, NE8 2GB

£900 PCM



## Key features

- MID TERRACED HOUSE
- UNFURNISHED
- DESIRABLE LOCATION
- RIVER VIEWS
- ALLOCATED PARKING
- ACCESS TO TOWN AND METROCENTRE
- TWO BEDROOMS
- DOWNSTAIRS CLOAKS/W.C.
- OPEN PLAN LIVING
- LOW MAINTENANCE GARDENS



## Description

A beautiful two bedroom mid terraced house offered to rent located on this very sought after residential development. Offered on an unfurnished basis and boasting river views to the rear the accommodation is ideally located for access to Metrocentre, Newcastle, Gateshead and A1. With gas central heating and UPVC double glazing, the property has a white theme throughout. The entrance hall leads through to the lounge/diner with open plan living to the fitted kitchen, downstairs w.c, two bedrooms and a bathroom with shower. Externally there are low maintenance themed gardens with river views and open aspect to communal gardens and allocated car parking.



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## ENTRANCE HALL

Composite door, central heating radiator and stairs leading to the first floor.

## LOUNGE/DINER AREA

15'0" x 14'7"

A light and airy room with French doors opening out to the rear garden, UPVC window and under stairs storage cupboard.

## KITCHEN

12'4" x 7'0"

Having a modern range of white wall and floor units with contrasting work surfaces, washing machine, fridge/freezer, gas hob with electric oven and cooker hood above, partial tiling, UPVC window overlooking the front elevation, integral stainless steel sink unit with mixer tap and central heating radiator.

## CLOAKROOM/W.C.

Low level w.c, corner pedestal wash basin, central heating radiator and UPVC window.

## FIRST FLOOR

Stairs leading to the first floor landing, loft access, central heating radiator, built in storage cupboard.

## BEDROOM ONE

14'7" x 11'2"

Located to the front and having double bed, wardrobe, draws, bedside tables, two UPVC windows and central heating radiator.







#### BEDROOM TWO

11'4" x 8'0"

Single bed, wardrobe, draws, central heating radiator and UPVC over looking the river.

#### BATHROOM

White modern suite which comprises of a panelled bath with thermostatic shower, pedestal wash basin, low level w.c, central heating radiator, UPVC window, extractor fan and partially tiled.

#### EXTERNAL

There is a low maintenance themed gardens to the front and rear. To the rear there is access to the communal garden and BBQ area. To the front of the property there is a allocated car parking space.

#### WE REQUIRE


One months rent in advance = £900.00

One months rent as a damage deposit = £900.00


To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit. A deposit is offered with this property, please ask staff for further information.

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>                                 |                            | <b>92</b>   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | <b>78</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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