



22 Portland Street, Pelaw, Gateshead, Tyne & Wear, NE10 0XX

£795 Per Month



Key features

- UPPER TYNESIDE FLAT
- THREE BEDROOMS
- REAR FACING LOUNGE
- MODERN KITCHEN
- BATHROOM WITH SHOWER
- PRIVATE YARD
- CLOSE TO LOCAL SHOPS
- GREAT ROAD LINKS TO NEWCASTLE & SUNDERLAND
- IDEAL FOR METROS AND BUS LINKS
- AVAILABLE NOW TO VIEW



Description

Nestled on Portland Street in the charming area of Pelaw, Gateshead, this delightful upper flat offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment.

The apartment features a welcoming reception room, providing a lovely space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that each room is both functional and inviting. The bathroom is well-appointed, catering to the needs of modern living.

One of the standout features of this property is its excellent location, making it particularly suitable for those who commute. With easy access to local transport links, residents can enjoy a swift journey to nearby cities and amenities.

This unfurnished apartment is available for immediate viewing, allowing prospective tenants to envision their own personal touch in this lovely space. Whether you are looking to settle down or seeking a convenient base for your daily activities, this property is a wonderful opportunity not to be missed.

ENTRANCE

LANDING

LOUNGE

12 x 15

KITCHEN

7 x 9 8

BEDROOM ONE

14 3 x 13

BEDROOM TWO

11 6 x 7 9

BEDROOM THREE

7 9 x 8 10

BATHROOM

7 9 x 4 10







PRIVATE YARD

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £795

One month's rent as a damage deposit = £795

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) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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