



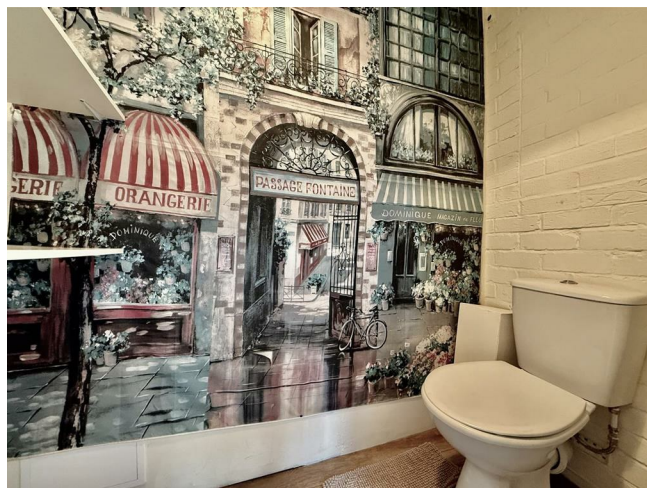
40 Cross Keys Lane, Low Fell, Gateshead, Tyne & Wear, NE9 6DA

£1,500 Per Calendar Month



Key features

- END TERRACED HOUSE
- THREE BEDROOMS
- ENSUITE
- SEPERATE DINING ROOM
- FITTED KITCHEN
- SPACIOUS BATHROOM
- CLOSE TO LOCAL AMENITITES
- GREAT TRANSPORT LINKS
- GAS CENTRAL HEATING
- PARKING FOR TWO CARS



Description

Nestled in the charming area of Low Fell, Gateshead, this delightful end-terrace house on Cross Keys Lane offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including a well-appointed ensuite in the main bedroom, this property is ideal for families or those seeking extra space.

The home features a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The spacious bathroom is designed for both functionality and comfort, ensuring that your daily routines are a pleasure. A garden lies to the rear of the property and has also parking for two cars.

One of the standout features of this property is its proximity to local amenities. Residents will find a variety of shops, cafes, and parks just a short stroll away, making it easy to enjoy the vibrant community that Low Fell has to offer.

This end-terrace house is not only a wonderful place to live but also a fantastic opportunity for those looking to settle in a friendly neighbourhood. With its ample living space and convenient location, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.



DINING ROOM

13'3 x 11'8

KITCHEN

13'8 x 12'8

REAR HALL

9'5 x 5'9

W.C.

6'3 x 2'10

STAIRWAY/LANDING

LOUNGE

17'4 x 13'8

BEDROOM ONE

11'11 x 10'6

EN-SUITE

7'3 x 2'10

BEDROOM TWO

14'9 x 11'9

BEDROOM THREE

9'11 x 9'11







BATHROOM

15'9 x 11'1

EXTERNAL

LETTINGS DISCLAIMER

WE REQUIRE

Rent on tenancy commencement = £1,500

One months damage deposit = £1,500

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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

