



21 Thistley Drive, Pelaw, Gateshead, Tyne & Wear, NE10 8EZ

£1,500 Per Calendar Month



## Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FITTED KITCHEN
- OPEN PLAN KITCHEN/DINING
- MODERN BATHROOM
- NEUTRAL DECOR THROUGHOUT
- OFF STREET PARKING WITH EV CHARGING POINT
- SOLAR PANELS PRESENT
- NEW HOME
- VIEWING ADVISED



## Description

Welcome to this stunning semi-detached house located on Thistley Drive in the charming area of Pelaw, Gateshead. This newly built property offers a perfect blend of modern living and comfort, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the modern kitchen/diner, which boasts contemporary fittings and ample space for dining. This area is designed to cater to both culinary enthusiasts and those who enjoy hosting gatherings.

The property features three well-proportioned bedrooms, providing plenty of space for family members or guests. The master bedroom benefits from an ensuite, offering a private sanctuary for relaxation. The additional bedrooms are versatile and can be easily adapted to suit your needs, whether as children's rooms, guest rooms, or a home office.

Outside, the property includes a private driveway, providing convenient parking for one vehicle. This feature adds to the overall appeal, ensuring that you have easy access to your home.

Situated in a desirable location, this semi-detached house is close to local amenities and transport links, making it easy to explore the surrounding areas. With its modern design and thoughtful layout, this property is a fantastic opportunity for anyone looking to settle in a welcoming community.

In summary, this new semi-detached house on Thistley Drive is a delightful find, offering three bedrooms, an ensuite, a modern kitchen/diner, and a private driveway. It is a perfect choice for those seeking a contemporary home in a convenient location. Don't miss the chance to make this lovely property your own.



ENTRANCE HALL

5'8 x 4'5

DOWNSTAIRS W.C.

4'11 x 3

LOUNGE

16 x 13'1

KITCHEN/DINING

16 x 9

BEDROOM ONE

12'8 x 12'4

ENSUITE

5'5 x 4'11

BEDROOM TWO

9'7 x 8'3

BEDROOM THREE

8'2 x 6'1

BATHROOM

6'10 x 6'1

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) <b>A</b>	<b>90</b>	<b>90</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 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 2002/91/EC	

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