



3 Maple Avenue, Gateshead, Tyne & Wear, NE11 9XJ

£820 Per Calendar Month



## Key features

- DETACHED HOUSE
- TWO BEDROOMS
- FITTED KITCHEN
- SEPERATE W.C.
- GARDENS TO FRONT, REAR & SIDE
- OFF ROAD PARKING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



## Description

Maple Avenue in Gateshead, this delightful detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively.

The property boasts a well-maintained garden that extends to the front, rear, and side, offering ample outdoor space for gardening enthusiasts or those who simply enjoy spending time outside. This green oasis is perfect for summer barbecues, children's play, or quiet evenings under the stars.

For those with vehicles, the convenience of off-road parking is a significant advantage, ensuring that you have a secure place for your car. Additionally, the bus stop located right outside the house provides excellent transport links, making commuting or exploring the local area a breeze.

This charming home on Maple Avenue is not just a property; it is a lifestyle choice that combines comfort, outdoor space, and accessibility. Whether you are looking to settle down or invest, this house presents a wonderful opportunity in a desirable location. Do not miss the chance to make this lovely house your new home.



ENTRANCE HALL

LOUNGE  
12'10 x 12'2

DINING  
8'8 x 8

KITCHEN  
8 x 7

BEDROOM ONE  
12'4 x 10'8

BEDROOM TWO  
10'5 x 7'6

BATHROOM  
7'2 x 4'10

W.C.  
'6 x 2'5







## EXTERNAL

### DISCLAIMER LETTINGS

#### WE REQUIRE

One month's rent in advance = £820

One month's rent as a damage deposit = £820

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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

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

