



9 Curren Gardens, Felling, Gateshead, Tyne & Wear, NE10 0AN

£800 Per Calendar Month



## Key features

- EXTENDED SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- LARGE KITCHEN/DINING
- FITTED BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- PERFECT FAMILY HOME
- OFF ROAD PARKING TO THE REAR



## Description

Curren Gardens, Gateshead, this extended semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living.

The heart of the home is a well-appointed kitchen and dining area, perfect for both everyday meals and entertaining guests. The layout is designed to maximise light and space, creating a warm and inviting atmosphere.

Outside, the property features both front and rear gardens, providing a lovely outdoor space for relaxation or play. Additionally, off-road parking at the rear ensures convenience and ease for residents and visitors alike.

This semi-detached house is not just a home; it is a lifestyle choice, offering a blend of comfort, space, and practicality in a sought-after location. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.



ENTRANCE HALL

LOUNGE

KITCHEN

DINING ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE







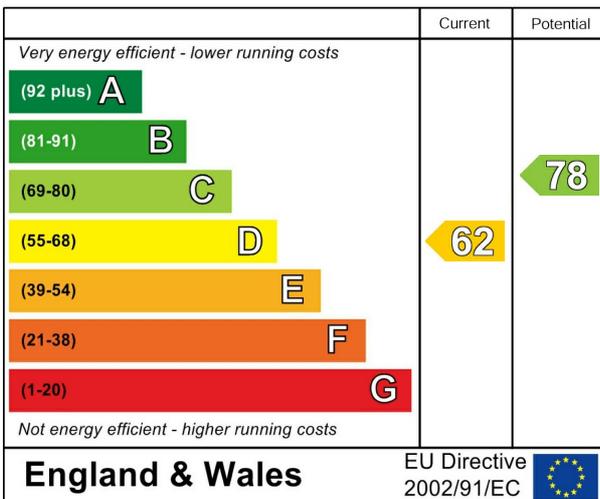
One month's rent in advance = £800

One month's rent as a damage deposit = £800

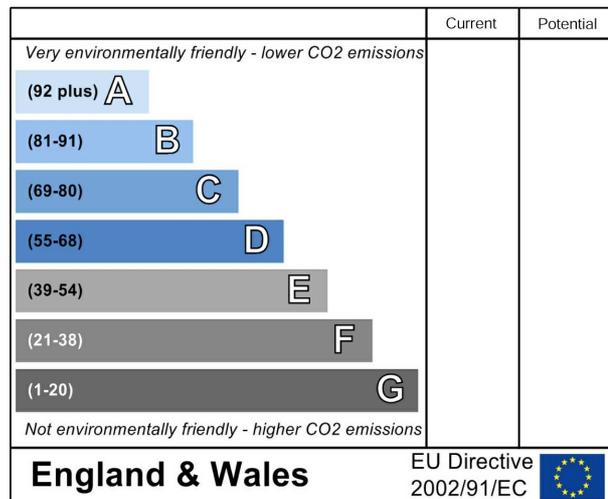
To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

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



### Environmental Impact (CO<sub>2</sub>) Rating



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