



20 The Paddock, Gateshead, NE10 8NX

£950 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this three bedroom semi-detached home, perfectly situated on a sizable corner plot with gardens to three sides, offering ample outdoor space and potential for enhancement. This property has recently been refurbished to a very high standard throughout with modern decor and finishes. Briefly comprising of: hallway with stairs to first floor, lounge/dining room, kitchen, three well-proportioned bedrooms, two of which have fitted wardrobes, and a family bathroom/WC. The gardens surrounding the property provide a wonderful outdoor retreat, perfect for families or those who enjoy gardening. With potential for expansion or landscaping, this corner plot offers versatility and privacy. Early viewings are recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor, access to both the lounge/dining room and kitchen. Also benefiting from a handy storage cupboard and UPVC window overlooking the side aspect.

Lounge/Dining Room

Spacious lounge/dining room with dual UPVC windows overlooking the front and rear aspects and gas central heating radiators.

Kitchen

Modern kitchen fitted with a range of wall and base units, integrated oven, hob and extractor fan. UPVC window overlooking the rear aspect and access to the side/rear gardens.

Main Bedroom

Tight and airy main bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

Bedroom Two

With a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bedroom Three

Third bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

Bathroom/WC

Fitted with a low level WC, wash hand basin and bath with shower over.

External Areas

To the front there is a low maintenance paved area with an ample garden which is laid to lawn at the side. To the rear there is a split level, low maintenance paved area.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one week's rent as a holding deposit which is off-set against the first month's rent. This one week's rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

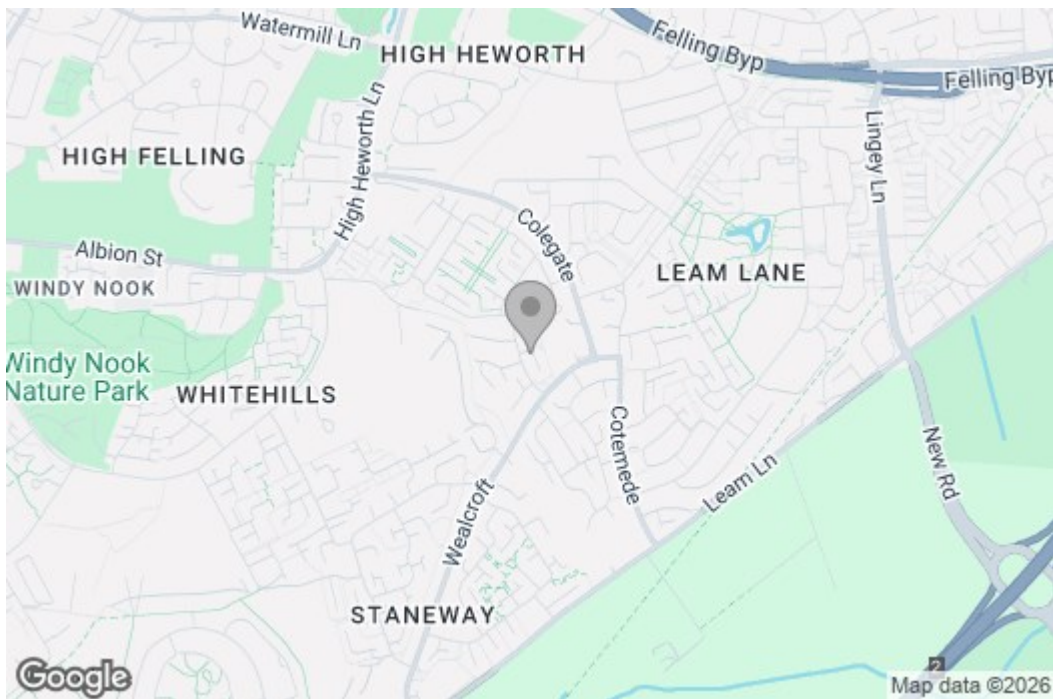
Upfront Costs:

1 Month's rent to be taken after signing the Tenancy Agreement

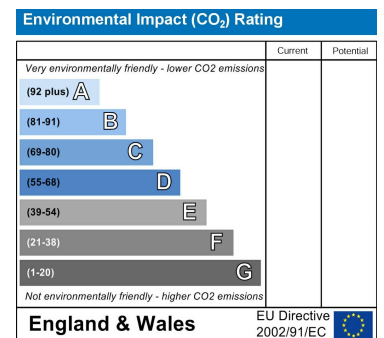
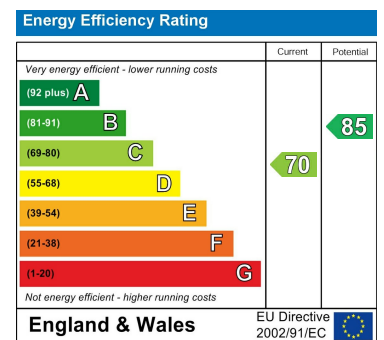
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.