



## 28 Albert Drive, Gateshead, NE9 6EH

£1,495 Per Calendar Month

\*\*\* PERFECT FAMILY HOME \*\*\* Situated on Albert Drive, this fantastic, four bedroom terraced house is available from the 9th February 2026 on an unfurnished basis. Boasting 2 reception rooms and 4 bedrooms spread over three floors, this property offers ample space for comfortable living. The entrance vestibule and hallway provide practical storage solutions, while the living room exudes charm with its inglenook and slate surround multi-fuel burning stove. The second reception room could be used as a dining room or a play area for the children. The kitchen has the added benefit of a separate pantry area and access door leading to the utility area. As you make your way to the first floor, you'll find three good sized bedrooms and the fabulous family bathroom. Venture up to the second floor to discover the huge main bedroom en-suite shower room. The property is warmed via gas central heating and has UPVC windows throughout. Externally, there is a low maintenance front garden and to the rear you will find a private rear yard. You also have the added bonus of access to Albert Private Park, perfect for leisurely strolls or outdoor activities. This rare gem is not to be missed and we advise early viewing to avoid disappointment.

### **Entrance Hallway/Vestibule**

With period features and access doors to the lounge and second reception room.

### **Lounge**

With UPVC bay window overlooking the front aspect which allows a lot of natural light and a solid fuel burning stove.

### **Kitchen**

Fitted with a range of modern wall and base units with integrated oven, hob, extractor fan and fridge. The kitchen also benefits from a separate pantry area and has access to the utility area.

### **Utility**

With access leading to the rear yard and free standing washing machine.

### **First Floor Landing**

Featuring outstanding space and period features with access door to two bedrooms and the family bathroom.

### **Bedroom One**

Located on the first floor with a UPVC window overlooking the rear aspect.

### **Family Bathroom**

Larger style bathroom with a 4 piece suite

### **Bedroom Two**

Spacious second bedroom with UPVC window overlooking the front aspect.

### **Bedroom Three**

Smaller third bedroom with UPVC window overlooking the front aspect.

### **Second Floor Landing**

With access to the main bathroom space for storage.

### **Main Bedroom**

Fantastic main bedroom with dormer windows overlooking the front aspect and access to the en-suite shower room.

### **Main Bedroom En-Suite**

Fitted with a low level WC, wash hand basin and separate shower cubicle.

### **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks 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:**

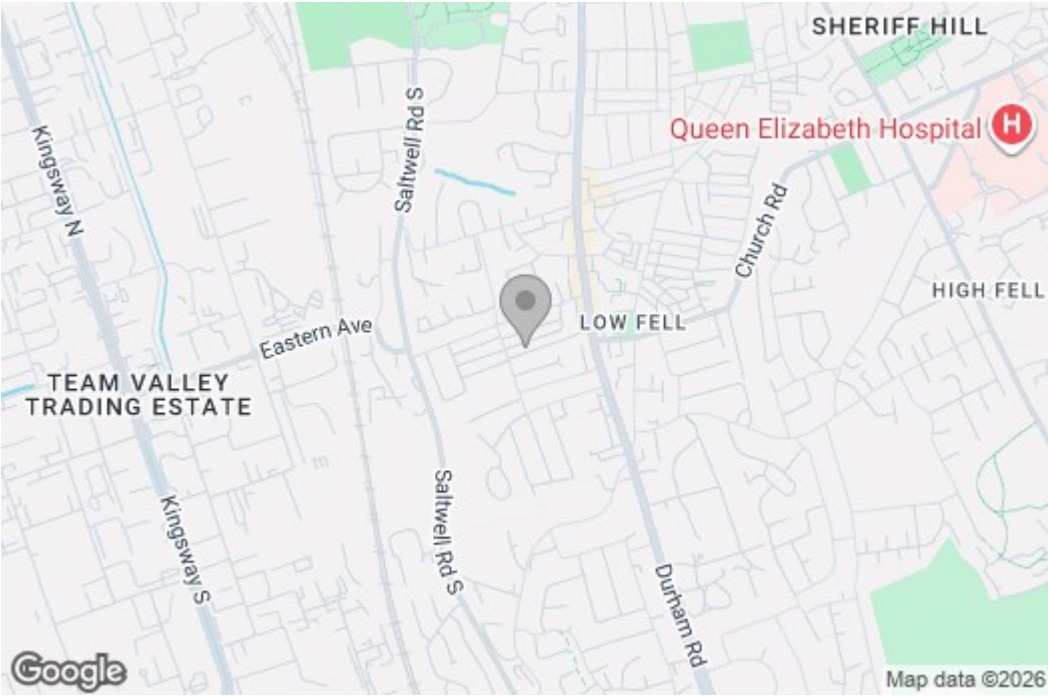
1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

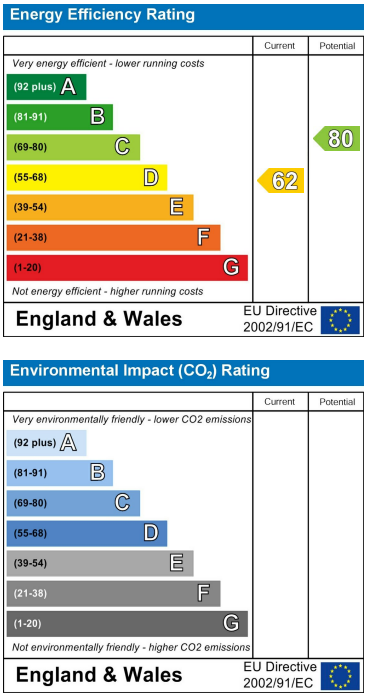
Floor Plan



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 an representation or warranty in respect of the property.