



## 97 Hertford, Gateshead, NE9 6EG

£895 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* is this fantastic, three bedroom family home which has been recently refurbished to a very high standard throughout. The property is ideally located close to local transport links and easy access to the A1, Gateshead and Newcastle City Centre. Briefly comprising of; lounge, downstairs WC, dining kitchen, utility area, three bedrooms and a family bathroom. Externally the property is laid to lawn to the front and a raised patio area to the rear, there is also ample on-street parking available. The property really should be seen to be appreciated and early viewing is highly recommended to avoid disappointment.

### **Lounge**

Spacious lounge with large UPVC window overlooking the front aspect and modern, wall mounted gas central heating radiator.

### **Dining Kitchen**

Fabulous dining fitted with a range of brand new wall and base units, integrated oven, hob and extractor fan. There are UPVC windows overlooking the rear aspect, modern wall mounted radiator and access to the utility area.

### **Utility Area**

With storage housing the gas central heating boiler and work surface.

### **Downstairs WC**

Fitted with a low level WC, wash hand basin which is nestled into a handy storage unit and gas central heating towel rail.

### **Main Bedroom**

Large main bedroom which has the added benefit of a built in wardrobe, UPVC windows overlooking the front aspect and a gas central heating radiator.

### **Bedroom Two**

Modern in decor, the bedroom has a UPVC window overlooking the front aspect and a gas central heating radiator.

### **Bedroom Three**

Fitted with a UPVC overlooking the front aspect and a gas central heating radiator.

### **Family Bathroom**

Fully tiled and has a low level WC, wash hand basin and bath with a rainfall attachment over.

### **External Areas**

Laid to lawn to the front with a private raised area to the rear.

### **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 to be taken after signing the Tenancy Agreement

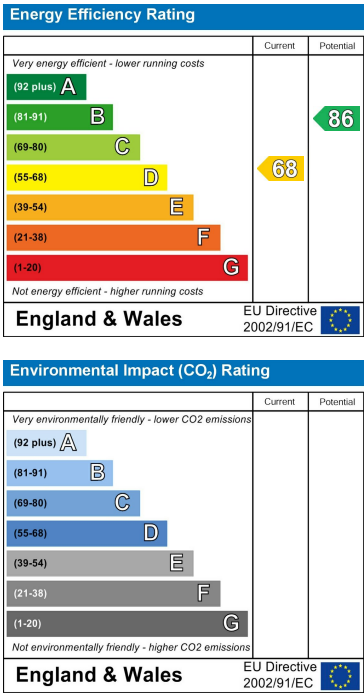
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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 an representation or warranty in respect of the property.