GORDON
BROWN
SALES & LETTING

111 Inskip Terrace, Gateshead, NE8 4AJ

£875 Per Calendar Month

*** STUNNING AND UNIQUE *** Superbly finished to a very high standard, we have the absolute pleasure to advertise this two bedroom upper flat situated on Inskip Terrace within this popular central location. Available to rent immediately on an unfurnished basis, this property has the best of everything from modern fixtures to neutral decoration throughout. Briefly comprising of an entrance hallway with stairs leading to the first floor landing, main bedroom with mirrored built in wardrobes, a good sized second bedroom, separate utility area and the family bathroom. At the heart of the home is a fabulous, open plan lounge/kitchen which has plenty of storage space and comes complete with an island, integrated oven, hob and extractor fan. The property benefits from UPVC and is warmed via gas central heating. Externally there is an enclosed yard to the rear and on street parking. Early viewings are highly recommended to avoid disappointment.

Entrance Hallway
With stairs leading to the first floor landing area.

Lounge/Kitchen
Fantastic, spacious open plan lounge/kitchen area with a range of recently installed modern wall and base units, island, integrated oven hob and extractor fan, UPVC window overlooking the rear aspect and gas central heating radiator.

Utility Room
Separate utility room with washing machine, sink area, UPVC window overlooking to rear aspect , access to the family bathroom and rear yard.

Family Bathroom
Fully tiled bathroom with a modern 3 piece suite which consists of low level WC, hand basin and bath with shower over. There is a frosted glass UPVC window for privacy and a gas central heating radiator.

Main Bedroom
Bright and spacious main bedroom with the added benefit of mirrored built in wardrobes, large UPVC window overlooking the front aspect and gas central heating radiator.

Bedroom Two
Airy second bedroom with UPVC window overlooking the front aspect and gas central heating radiator.

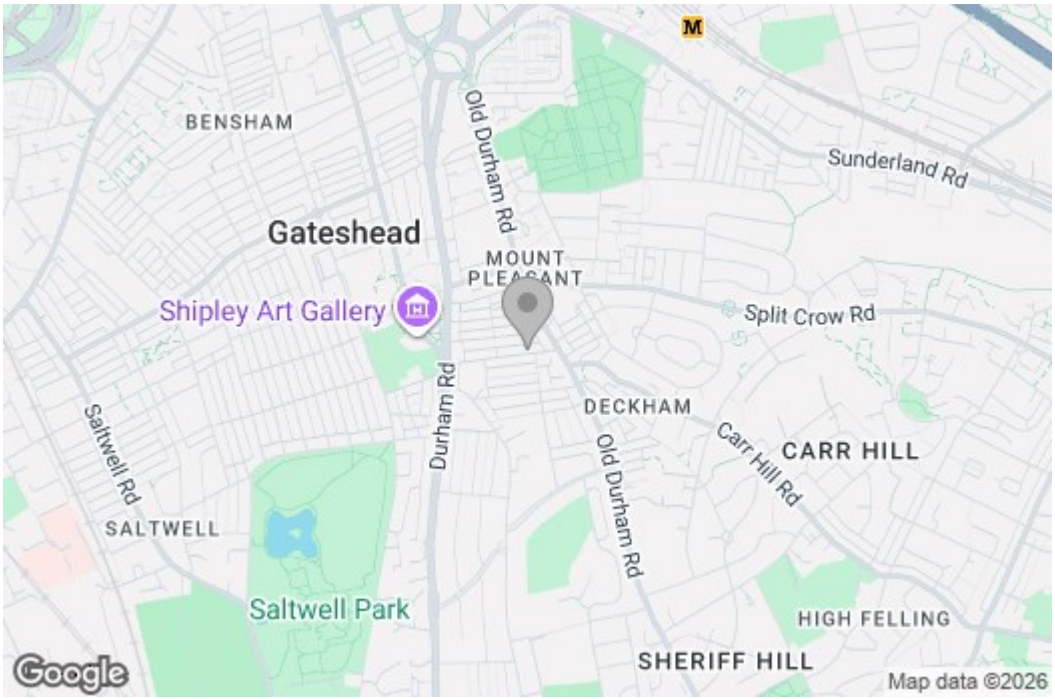
External Area
Segregated rear yard.

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

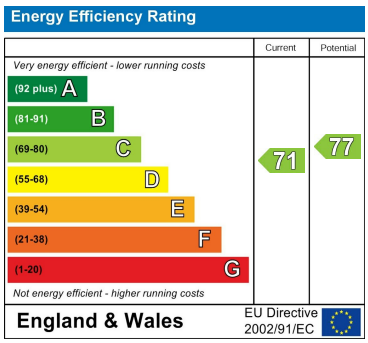
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

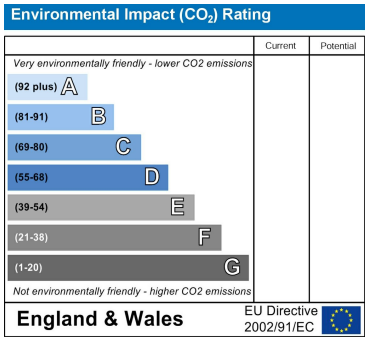
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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