



## 16 Chapel Avenue, Newcastle Upon Tyne, NE16 6NW

£695 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this charming, three bedroom, stone built terraced family home situated in the delightful village of Burnopfield. The property has recently undergone re-decoration and new carpets throughout to create a modern feel to the property. Gas Central Heating warms the property and there is UPVC throughout. Briefly comprising of; lounge with feature fireplace, kitchen, three bedrooms and family bathroom. Externally, there is a low maintenance front, private rear yard and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

### **Lounge**

Bright and airy lounge with a rustic feature fireplace, stairs to the first floor, a large UPVC window overlooking the front aspect and a handy under stairs storage cupboard.

### **Kitchen**

Fitted with a range of modern wall and base units, integrated oven, hob, extractor fan and integrated fridge/freezer.

### **Main Bedroom**

Spacious main bedroom with a UPVC window overlooking the front aspect.

### **Bedroom Two**

Good sized second bedroom with a UPVC window overlooking the front aspect.

### **Bedroom Three**

Third bedroom with a UPVC window overlooking the rear aspect.

### **Bathroom**

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

### **External Areas**

Low maintenance front garden and a private rear yards with shed storage.

### **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

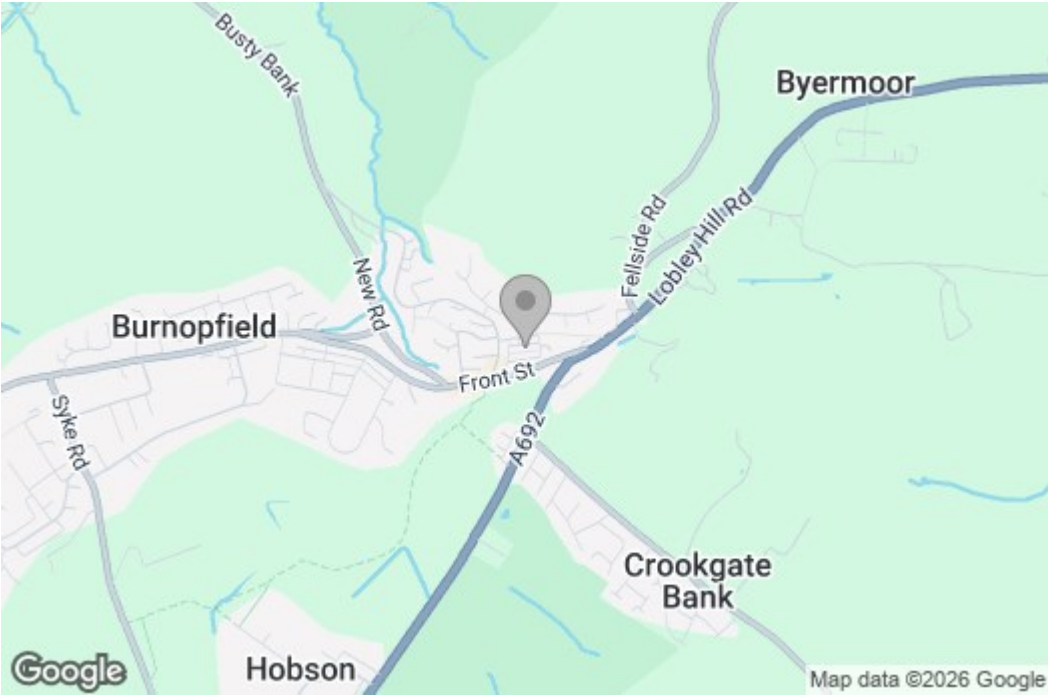
**Upfront Costs:**

1 Months rent to be taken after signing the Tenancy Agreement

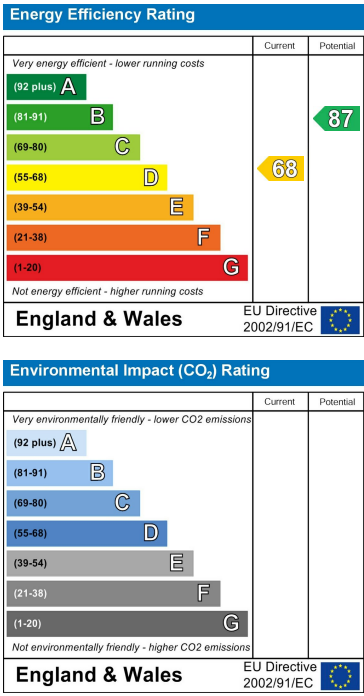
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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.