GORDON BROWN
SALES & LETTING









18 Charnwood Gardens, Gateshead, NE9 5SB

£875 Per Month

*** AVAILABLE FROM THE 21ST DECEMBER 2026 *** on an unfurnished basis is this deceptively spacious, three bedroom semi-detached bungalow situated on Charnwood Gardens within a sought after location. Being within a stones throw from the QE Hospital and close to local transport links, this property will suit a variety of applicants. The property is warmed via gas central heating and has the benefit of double glazing throughout, ensuring a warm and comfortable living environment all year round. The property boasts a spacious lounge with the benefit of an electric fire, leading onto a dining area with UPVC windows overlooking the rear aspect, providing plenty of natural light. There is a breakfasting kitchen fitted with a range of wall and base units, as well as an integrated oven, hob, and extractor. There are three good sized bedrooms and a fantastic shower room for ease of access. There is a garden and driveway providing off-street parking to the front whilst there is a fabulous private rear garden, providing ample space for outdoor relaxation and entertainment, patio area and a large storage shed which has 50W Solar Panel on the roof and a battery inside in order to supply 3 X LED Lights, which turn on automatically when someone enters. Early viewing is highly recommended to avoid disappointment.

Lounge/Dining Area
Bright and airy lounge with UPVC windows overlooking the rear garden, Gas central heating radiator and electric fire with surround

Breakfasting Kitchen
Large kitchen fitted with a range of wall and base units, integrated oven, hon and extractor fan, gas central heating radiator, UPVC windows overlooking the side and rear aspects, UPVC door leading to the side access.

Wet Room
Spacious wet room with a walk in shower, wash basin, low level WC and gas central heating radiator

Master Bedroom
Large master bedroom with UPVC bay window overlooking the front aspect, gas central heating radiator

Bedroom Two
Roomy second bedroom with UPVC window overlooking the front aspect, gas central heating radiator

Bedroom Three
Good sized third bedroom with UPVC window overlooking the rear aspect, gas central heating radiator

Front External
Laid to lawn with flower boarders and driveway providing off street parking

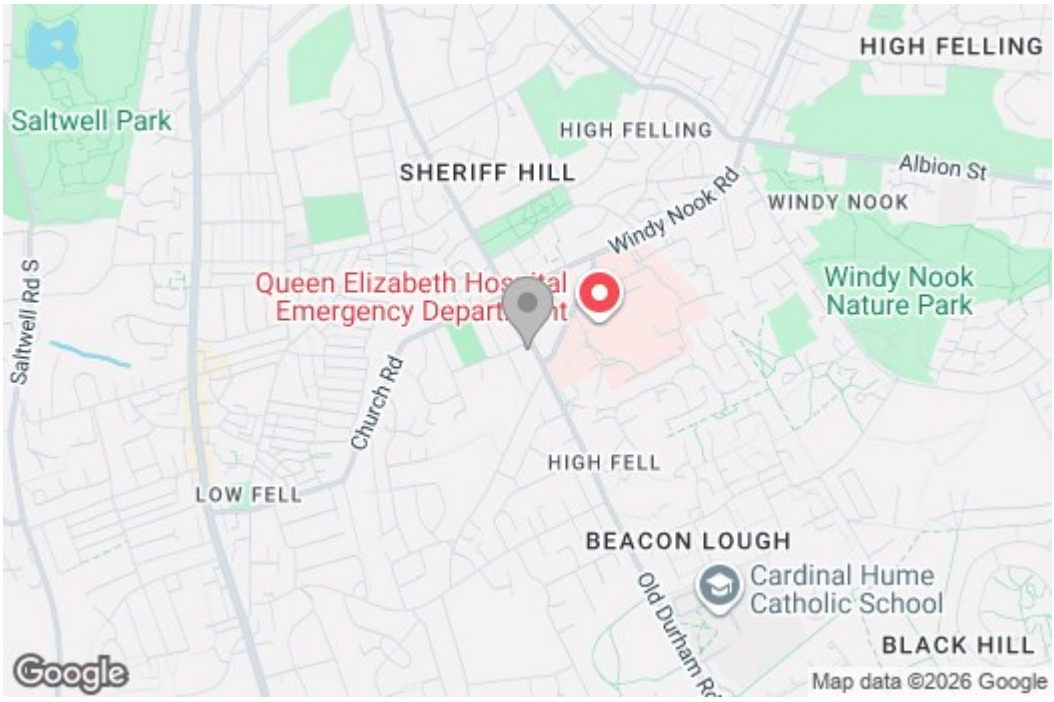
Rear External
Fantastic private, split level rear garden with large storage shed and picnic table

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

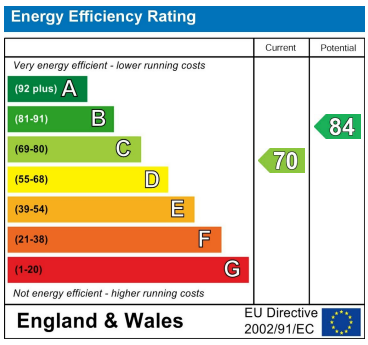
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

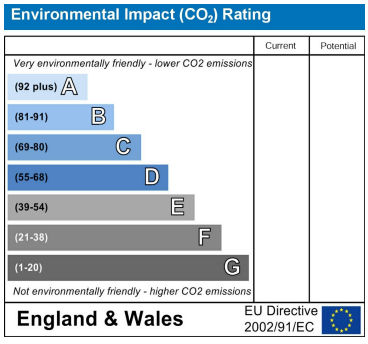
Floor Plan

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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