



18 Charnwood Gardens, Gateshead, NE9 5SB

£850 Per Calendar Month

*** AVAILABLE FROM THE 23RD FEBRUARY 2026 *** on an unfurnished (with white goods) basis is this rare to the market, 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. The white goods remaining will be gifted to any potential tenants. 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, hood and extractor fan, gas central heating radiator, UPVC windows overlooking the side and rear aspects, UPVC door leading to the side access. The white goods remaining at the property will be gifted to any potential tenants

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 borders 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

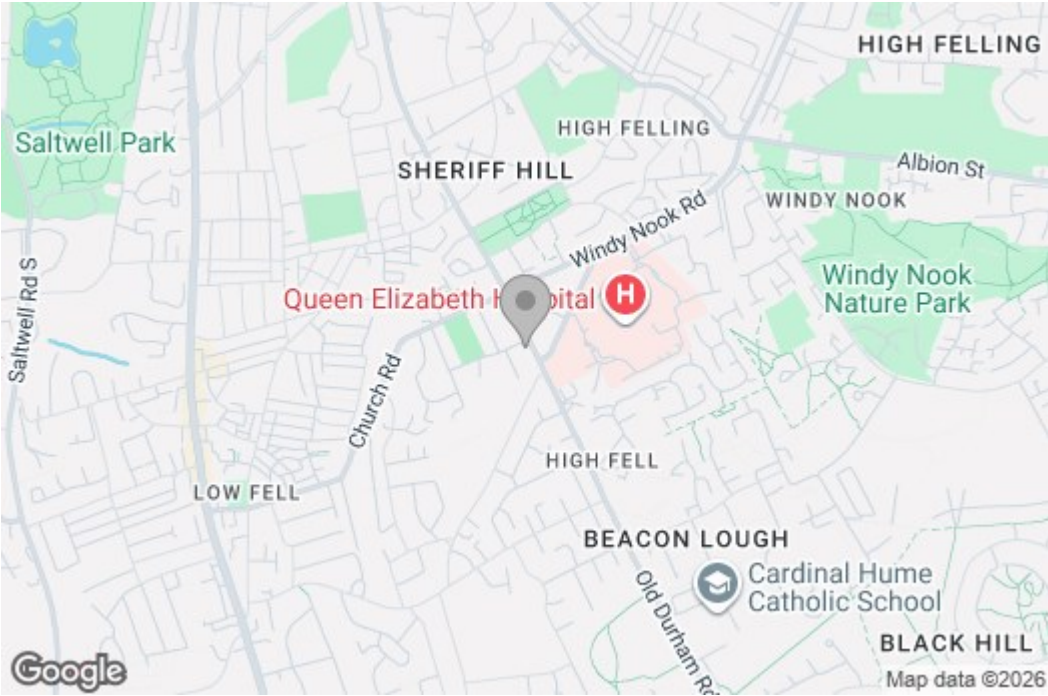
Upfront Costs:

1 Months rent upfront

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

Floor Plan

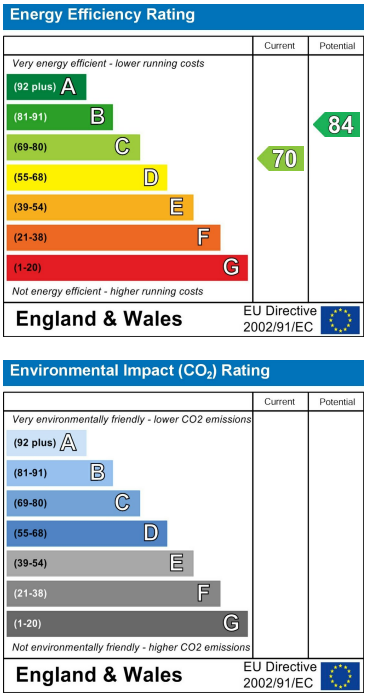
Area Map



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.

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Energy Efficiency Graph



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