



10 Evistones Road, Gateshead, NE9 5TY

£850 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this immaculately presented, two bedroom ground floor flat on Evistones Road. Located in the heart of Low Fell, the property is conveniently situated for local amenities and transport links, making it an ideal choice for those looking for a comfortable home in a convenient/quiet location.

The accommodation briefly comprises of: entrance hallway, lounge with feature fire, two good-sized double bedrooms one of which has patio doors leading to the rear garden, bathroom with under floor heating, kitchen and a handy utility area. The property benefits from gas central heating and UPVC windows throughout, ensuring a warm and comfortable living environment all year round. Externally there is a fantastic, private rear garden and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Hallway

Lounge

Spacious lounge with an electric feature fire and a UPVC bay window overlooking the front aspect.

Kitchen

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

Utility Area

With plumbing for a washing machine.

Main Bedroom

Bright and airy main bedroom with UPVC patio doors leading to the private rear garden.

Bedroom Two

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

Bathroom

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

External Areas

Beautiful private rear garden which is laid to lawn and has mature shrubs.

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

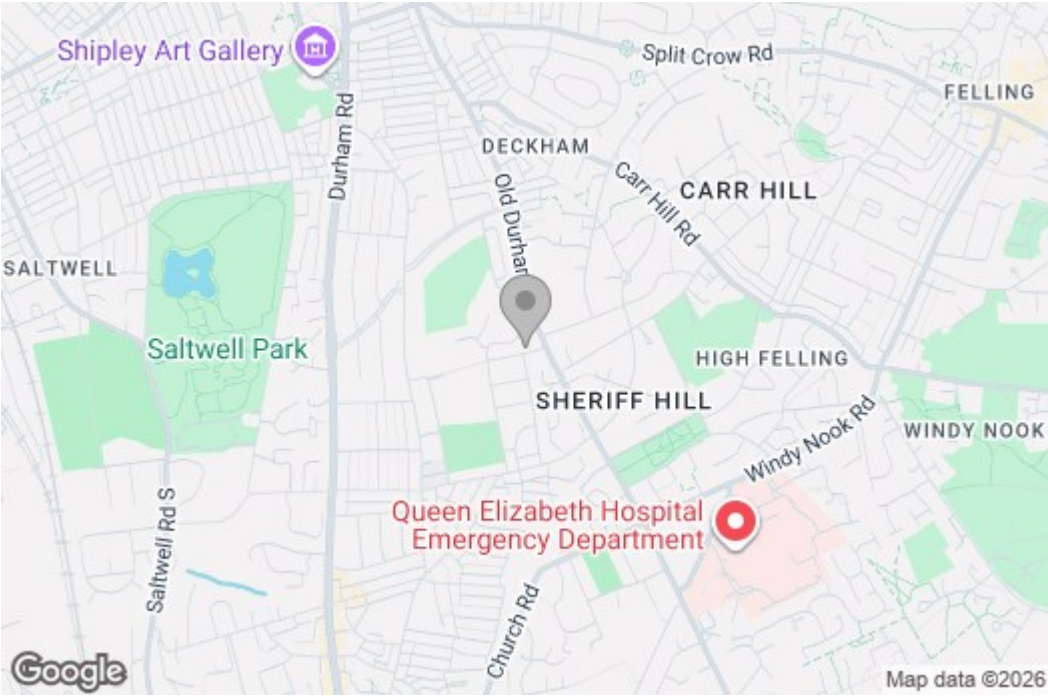
Upfront Costs:

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

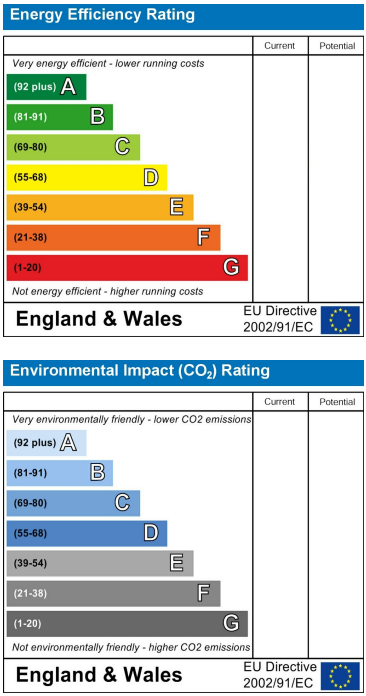
Area Map



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.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk