



11 Satley Gardens, Gateshead, NE9 7ET

£950 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this three bedroom, semi detached property nestled on Satley Gardens situated in the desirable area of Low Fell. As you enter, you are welcomed by a spacious hallway that leads to a cosy lounge, complete with a living flame effect gas fire and an attractive feature fireplace, perfect for those chilly evenings. The well-appointed kitchen boasts integrated appliances and features patio doors that seamlessly connect to the dining room/garden room, which is bathed in natural light. This inviting space also has French doors that open onto a beautifully decked sun terrace, ideal for al fresco dining or simply enjoying the outdoors. The first floor comprises three well-proportioned bedrooms, one of which benefits from built-in mirrored wardrobes, providing ample storage. A family bathroom completes this level, ensuring convenience for all. Outside, the property features low maintenance gardens both at the front and rear, allowing you to enjoy your outdoor space without the hassle of extensive upkeep. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor, access to the lounge and kitchen and a handy under stair storage cupboard.

Lounge

Bright and airy lounge with and electric living flame effect fire and a large bay window overlooking the front aspect.

Kitchen

Fitted with a range of modern wall and base units, free standing "range" cooker, integrated fridge and dishwasher (which will be gifted to any potential applicants) and access into the garden room.

Dining Room/Garden Room

Lovely space with double doors leading to the private rear garden.

First Floor Landing

Bedroom One

Large main bedroom fitted with built in mirrored wardrobes and a UPVC window overlooking the front aspect.

Bedroom Two

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

Bedroom Three

Smaller of the three bedrooms which is ideal for either a bedroom or office space.

Bathroom

Fitted with a low level WC, wash hand basin fitted into a vanity unit and a bath with shower over.

External Areas

Low maintenance area to the front and a split level garden to the rear with decking.

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

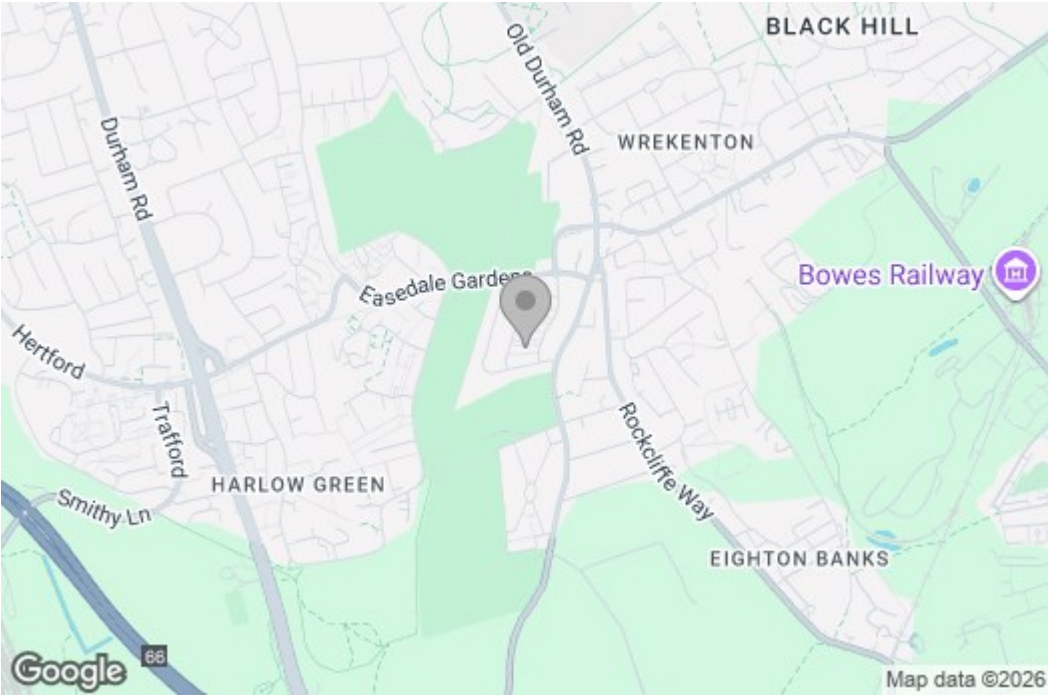
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

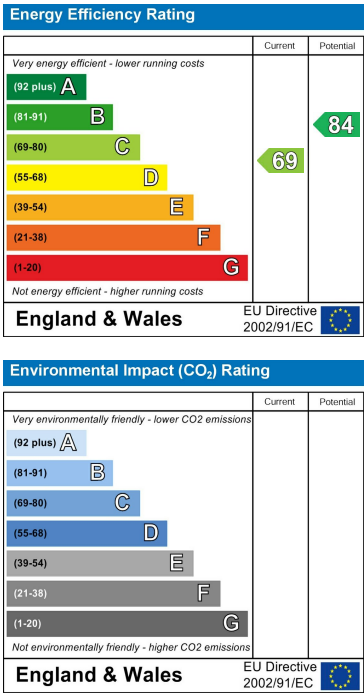
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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.