

Andrew Craig

The Property Specialists
andrewcraig.co.uk

AVAILABLE WITH
ZERO DEPOSIT



Rectory Road, Gateshead

£400 Monthly

Ref: 28493



582 Durham Road, Low Fell, Gateshead. NE9 6HX
Telephone: 0191 4875330
E-mail: lowfell@andrewcraig.co.uk



The Agent of the North

Rectory Road, Gateshead

ZERO DEPOSIT SCHEME AVAILABLE, SUBJECT TO REFERENCING, CALL NOW! Offering well presented accommodation we introduce to let on an unfurnished basis this two bedroom ground floor flat. The property is available immediately and an early internal inspection is therefore highly recommended. The property features double glazing to the front and gas central heating and overall comprises of: entrance hallway, lounge with fire, modern fitted kitchen, and a rear lobby leads to a modern bathroom with white sanitary ware. There are also two well proportioned bedrooms, the master with a bay window. Externally there is a shared yard to the rear. The property is well positioned for access to transport and commuter routes to Gateshead, Newcastle and the surrounding areas as well as for the nearby amenities of Saltwell Road.

ENTRANCE HALLWAY

With central heating radiator and under-stairs cupboard.

LOUNGE 4.34m (14'3) x 3.2m (10'6)

With gas fire and fire place, picture rail, built in storage cupboard, window to the rear and access to Bedroom 2 and Kitchen.

KITCHEN 3.35m (11'0) x 2.36m (7'9)

The kitchen has an attractive range of modern cherry shaker style wall and base units with granite effect work surfaces over and incorporating an inset sink unit with drainer. There is white splash back tiling to the units, lino to the floor and plumbing point for automatic washing machine. A window overlooks the rear elevation, with exit to rear also.

FRONT DOUBLE BEDROOM 4.34m (14'3) x 4.01m (13'2)

Having coving to ceiling, picture rail and walk in bay window.

REAR DOUBLE BEDROOM 3.23m (10'7) x 2.34m (7'8)

With window.

REAR LOBBY

BATHROOM 2.13m (7'0) x 1.52m (5'0)

Comprising of a new white three piece suite including bath, pedestal hand wash basin, low level w.c., splash tiling and window to the side.

EXTERIOR

Externally there is a shared yard to the rear.

The Agent of the North

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Mortgages, Lettings, Property Management, Auctions, Surveys and Valuations. Call now on 0845 226 1 222.

In accordance with the Property Misdescriptions ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.

To proceed to rent this property you will have to sign a Holding Deposit Agreement and pay a Holding Deposit of one weeks' rent, which will be used as part of the first rent payment upon signing the tenancy agreement. The Holding Deposit Agreement will give you details of the circumstances that could lead to your holding deposit becoming non-refundable, as per the terms of the Tenant Fees Act 2019. We use an affordability calculator of an annual income equivalent to 2.5 times the annual rent. You must answer questions about credit worthiness (ie CCJ's). A payment of one months rent plus a deposit of up to five weeks rent will be required to move in. We offer tenants the choice of a standard up front deposit payment or a deposit replacement scheme with a payment equal to one weeks rent. We are members of the RICS CMP scheme and the PRS redress scheme. Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes and they should not be relied upon. Potential tenants are advised to recheck the measurements. **Information**