

To Rent

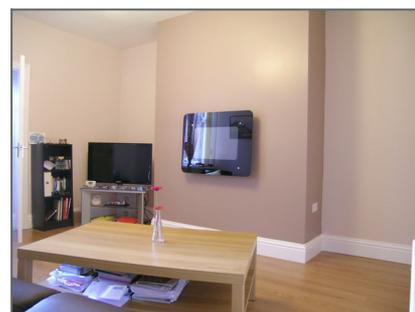
Affleck Street, Gateshead, Gateshead, NE8



**PCM £485 PCM per month**

**2 bedroom Ground Flat**

- ✓ Spacious Lower Flat
- ✓ 2 Bedrooms
- ✓ Lounge
- ✓ Fitted Kitchen + Utility Area
- ✓ Furnished
- ✓ Secure Off-street Parking to Rear
- ✓ Ideal Location
- ✓ Available from 5th August 2019.



## Description

ROSS ESTATES are pleased to offer for let this spacious lower flat situated in the popular residential area of Affleck Street, Gateshead. SUPERB fully furnished newly refurbished two-double ground floor bedroom flat in excellent location, just 5 minutes' walk from Gateshead Metro. This property is in Affleck Street (NE8 1QY), a quiet street, just off Coatsworth Road, and ideally placed for access to the local shops and Gateshead town centre itself. Rent is £485 a month for this property, which is presented to an high standard and is on the doorstep of major bus routes into Newcastle city centre (less than 2 miles away). The flat is fully double glazed, has undergone a recent full re-wire, and has been re plastered and redecorated throughout. There is oak laminate flooring, a large remote control wall-hung electric fire, and recently fitted kitchen and bathroom. With a thermostatically controlled condensing combi boiler, and an electric shower, energy bills are kept to a minimum in this comfortable property. The flat consists of: entrance hallway, very large double bedroom (with double bed, large oak veneer wardrobe and bedside cabinets), under stairs cupboard, second bedroom (Big enough for a double - the room has a large wardrobe and bedside cabinet), large living room (with leather armchair, oak veneer coffee table, fold down dining table & chairs, and remote control electric fire), modern kitchen with electric cooker with extractor hood, utility area with washing machine. The bathroom has a washbasin, WC, and full-size bath with electric shower over. There is also a private rear yard. Early viewings advised! Call 0191 488 6080 for further information or to arrange your appointment to view.

## Location

The landlord is a member of the Gateshead Landlords Association and National Landlords Association, complying with the good practice policies of both professional bodies.

You can see a video of the property on You Tube if you put the following into the search bar: vXDi3wYrd4 There is a fully protected damaged deposit payable (of £485). Please note this is a no-smoking property, cats and dogs are not allowed. Available from Monday 5th August 2019.

## Ground Floor

**ENTRANCE PORCH** - Double glazed UPVC front door to entrance, laminate flooring. Door to the entrance hallway.

**ENTRANCE HALLWAY** - Gas central heating radiator, laminate flooring, built-in storage cupboard. Doors to the lounge and main bedroom.

**LOUNGE** - 14' 0" x 12' 10" (4.28m x 3.93m) Double glazed window to the rear,



FITTED KITCHEN



BEDROOM ONE



BEDROOM ONE - ADDITIONAL



BEDROOM TWO



gas central heating radiator, television point, feature electric fireplace, laminate flooring. Doors to the entrance hallway, fitted kitchen and the second bedroom.

**FITTED KITCHEN - 9' 5" x 6' 0" (2.88m x 1.83m)** Double glazed window to the side, gas central heating radiator, fitted wall and base units, roll top work surfaces with matching splashbacks, built-in electric oven and hob with extractor hood over, sink drainer unit with mixer tap, cupboard housing combination boiler. Doors to the utility area and lounge.

**UTILITY AREA -** Double glazed UPVC door to external, plumbed for automatic washer. Doors to the fitted kitchen and family bathroom / wc.

**BEDROOM ONE - 17' 9" x 12' 7" (5.42m x 3.84m)** Double glazed bay window to the front, gas central heating radiator, television point, laminate flooring.

**BEDROOM TWO - 13' 3" x 7' 7" (4.04m x 2.32m)** Double glazed window to the rear, gas central heating radiator, laminate flooring.

**FAMILY BATHROOM / WC -** Double glazed window to the side, low level wc, panelled bath with electric shower over, pedestal wash hand basin, heated towel rail, extractor fan.



FAMILY BATHROOM / WC



TERRACED FRONT GARDEN

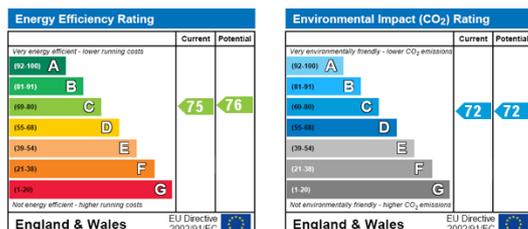
## Exterior

**EXTERNAL -** Enclosed yard to the rear. Roller shutter door to entrance providing secure off-street parking. Low-maintenance terraced garden to the front.



Rear Yard and Off Street Parking

## Energy Efficiency and Environmental Impact





0191 488 6080  
[www.peterross.co.uk](http://www.peterross.co.uk)

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.