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**197 Eastbourne Avenue  
Gateshead  
NE8 4NL**

No

**Let Agreed**

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Beds : 0

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[INFO@SEALPROPERTIES.CO.UK](mailto:INFO@SEALPROPERTIES.CO.UK)

## Contact Us

### Agent Information

**Emma**

**0191 5805900**

**emma@sealproperties.co.uk**

**167/169 Saltwell Road**

**Gateshead, NE8 4TJ**

**www.sealproperties.co.uk**



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**SP20100592**

## Disclaimer

Whilst every effort is made to ensure the contents of this brochure are accurate and true, the particulars are set out as a general outline for guidance purposes only and do not constitute any part of an offer or contract. Interested Parties should not rely on them as statements of representation of fact, but instead must satisfy themselves by inspection or otherwise as to their accuracy.

A Holding Fee equivalent to one week's rent is payable. Please contact the office for more details.

Energy Performance Certificate (EPC) information is available upon request. Please contact the office.

## Gallery

01/11/2023

# Description

# Specification

## GROUND FLOOR

### Entrance Hallway

*Use your measurements this is an example .....4' 1" x 13' 10" (1.24m x 4.22m) Example....Timber and leaded light entrance door. Telephone point and central heating radiator. Stairs to the first floor landing. Doors to:*

### Cloakroom

*3' 1" x 6' 10" (.93m x 2.09m) Example.... Low flush WC, pedestal wash hand basin, tiled splash backs, central heating radiator and double glazed window to the front elevation.*

### Lounge

*15' 11" x 12' 11" (4.84m x 3.95m) Describe the lounge.....Double glazed bay window to the rear elevation, coving to ceiling, TV point. Feature brick with timber over mantel Inglenook fireplace with log effect gas log burner, central heating radiator and double doors to the:*

### Dining Room

*9' 5" x 11' 4" (2.86m x 3.44m) Feature coving to ceiling, double glazed sliding patio doors to the rear elevation, central heating radiator.*

### Kitchen

*8' 8" x 16' 5" (2.65m x 5m) Wood fronted wall and base units with laminate work tops over. Built in single ceramic sink with taps over. Built in electric cooker with four ring gas hob. Cooker hood over. Integrated fridge, freezer and dishwasher. Down lighting and tiled flooring. Double glazed window to the front elevation and double glazed door to the side elevation. Central heating radiator. Telephone point.*

## FIRST FLOOR

### Landing

*6' 3" x 14' 6" (1.9m x 4.42m) Airing cupboard with boiler. Doors to:*

### Bedroom One

*10' 0" x 11' 9" (3.04m x 3.58m) French doors leading to a Juliet balcony, central heating radiator and built in wardrobes. TV and telephone points. Door to:*

### Ensuite

*6' 10" x 7' 1" (2.09m x 2.15m) Low flush WC, pedestal wash hand basin. Shower cubicle with shower. Amtico flooring double glazed window to the side elevation. Down lighting, central heating radiator and half tiling to the walls.*

### Bedroom Two

*9' 11" x 11' 5" (3.02m x 3.47m) Double glazed window to the rear elevation. TV point. Laminate flooring and central heating radiator.*

### Bedroom Three

*9' 4" x 12' 2" (2.83m x 3.71m) Double glazed window to the front elevation, laminate flooring, TV and telephone points and central heating radiator.*

#### **Bedroom Four**

**8' 2" x 8' 6" (2.5m x 2.6m) Double glazed window to the front elevation and central heating radiator.**

#### **Family Bathroom**

**5' 6" x 6' 11" (1.68m x 2.11m) Double glazed window to the front elevation. Cream coloured suite comprising of panelled bath with shower over, pedestal wash hand basin, low flush WC. Half tiled walls. Amtico flooring, halogen down lighting and central heating radiator.**

#### **OUTSIDE**

##### **Front**

**To the front of the property there is a lawn area with flower borders and off street parking. Gate and side access to the rear.**

##### **Double Garage**

**16' 9" x 17' 5" (5.1m x 5.3m) Brick built garage with two up and over doors. Power and lighting.**

##### **Rear**

**To the rear of the property is a delightful landscaped garden, which can only be appreciated by viewing. There is a large garden with lawns, borders, pathways and pond. Patio seating area. There are open views over fields.**