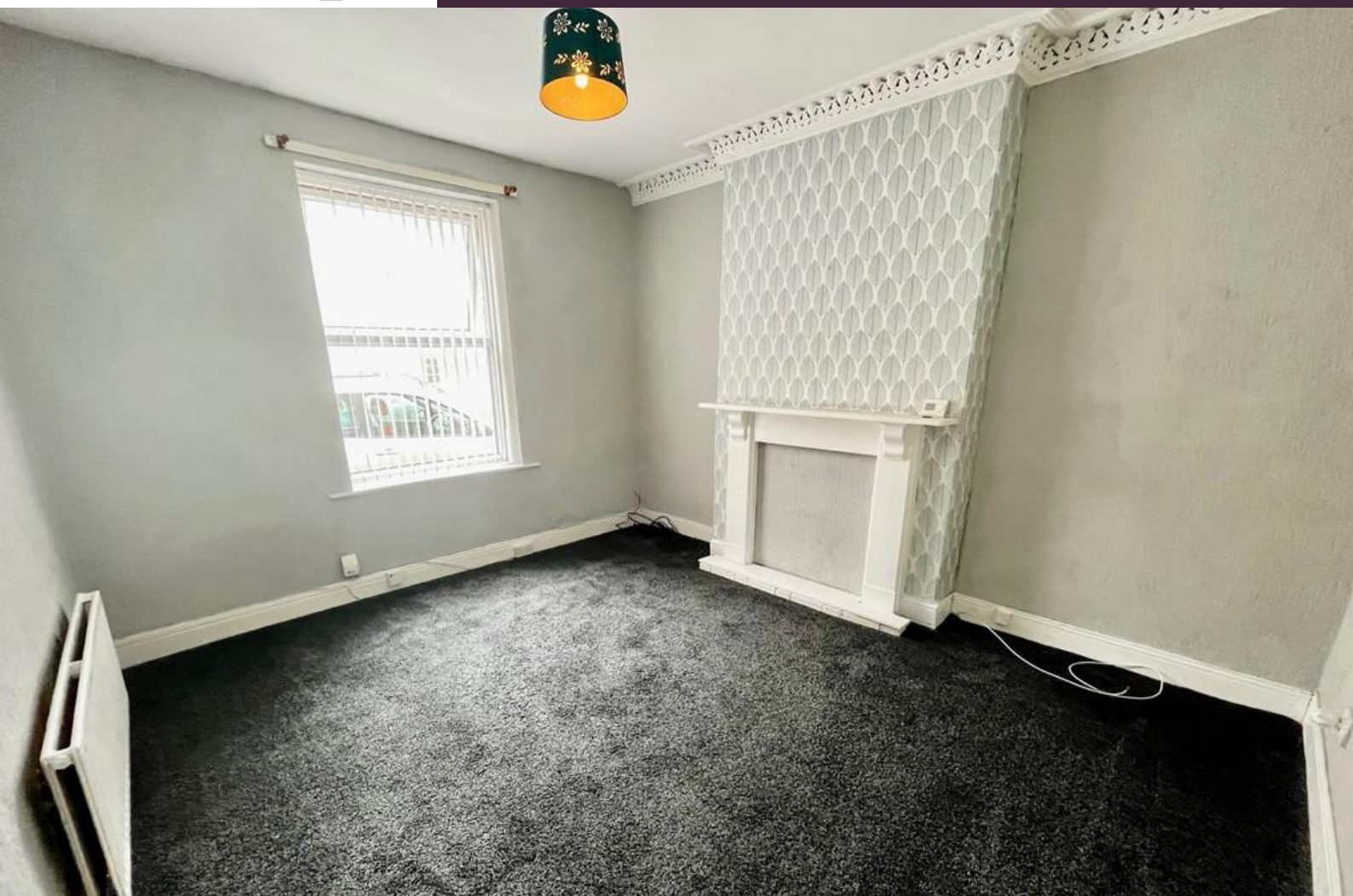




LINCOLN STREET, BENSHAM

£625 PCM







## DESCRIPTION

Located close to Gateshead Town Centre, we offer to rent this spacious two bedroom house. This spacious accommodation is located close to bus & transport links and comes warmed with gas central heating. The entrance hall leads to the lounge, separate dining room and spacious kitchen. To the first floor there are two double bedrooms and a family bathroom. A private yard is located to the rear. The property is offered on a unfurnished basis.

## ENTRANCE HALL

Stairs leading to the first floor



## LOUNGE

Feature fireplace, UPVC window, central heating radiator and original feature coving.

## DINING ROOM

Located to the rear of the property and having a UPVC window, central heating radiator and storage cupboard.

## KITCHEN

Comprehensive range of white high gloss wall and floor units, wall mounted central heating boiler, integral sink unit, UPVC window, tiled floor, part tiled walls, central heating radiator, plumbing for automatic washing machine and rear exit door.



## FIRST FLOOR

turning staircase leading to the first floor, UPVC window and storage cupboard.

## BEDROOM ONE

Located to the front of the property and having two UPVC windows

## BEDROOM TWO

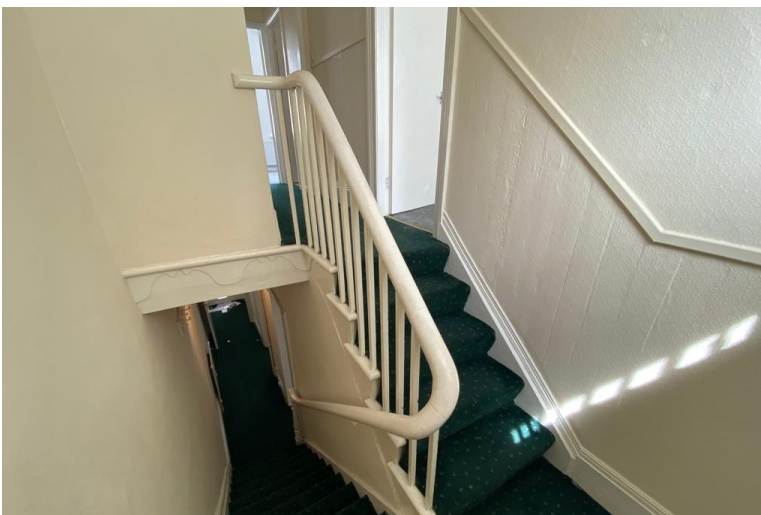
Double bedroom located to the rear of the property and having a UPVC window and central heating radiator.

## BATHROOM

New white suite comprising of a panelled bath, pedestal wash basin, low level w.c, tiling to the walls, central heating radiator and extractor fan.

## EXTERNAL

There is a private yard located to the rear.





## WE REQUIRE

One months rent in advance = £625

One months rent as a damage deposit = £625

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D		
39-54	E	54   e	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

