



**SEALPROPERTIES**  
RENTAL MARKET SPECIALISTS

**12 Rectory Place  
Gateshead  
NE8 1XN**



**2 Bedroom Ground Floor Flat Available Immediately**

Beds : 2

Bath : 1



0191 580 5900



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## Contact Us

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**SP23120828**

## 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



## Description

SEAL Properties are delighted to welcome to the rental market this recently refurbished 2 bedroom ground floor flat. The property briefly comprises of 2 bedrooms, living room, kitchen, bathroom and private yard. The property is conveniently located with access to transport networks and local amenities.

## Specification

### GROUND FLOOR

#### Entrance Hallway

*Entrance hallway with storage cupboard.*

#### Living Room

*Spacious living room with a double glazed window. Newly redecorated throughout. Grey carpet.*

#### Kitchen

*Galley style kitchen with a variety of storage cupboards and built in oven and hob. It has double glazing and access to the yard.*

#### Bedroom One

*The front of the property has a spacious double bedroom with central heating radiator and double glazed windows.*

#### Bedroom Two

*The back of the property has a spacious double bedroom with central heating radiator and a double glazed window.*

#### Bathroom

*Functional 3 piece bathroom suite with low flush w/c and hand wash basin.*

### OUTSIDE

#### Front

*To the front of the property there is a small fenced area.*

#### Rear

*To the rear of the property is a yard which is private.*

#### Council Tax

**Band A**