



**Carouse**  
EstateAgents 

ARKWRIGHT STREET, BENSAM  
£475 PCM







## DESCRIPTION

A spacious two bedroom upper flat located in the Bensham area of Gateshead. The property is offered part furnished and is immediately available. Positioned close to bus and transport links the accommodation comprises of lounge with furnishing, fitted kitchen with white goods, two double bedrooms and bathroom with shower. There is a private yard to the rear of the property.

## LOUNGE

10' 3" x 15' 0" (3.12m x 4.57m) Laminate flooring, feature fireplace with gas fire, built in storage cupboard. two sofas, UPVC double glazed window, arch leading to dining room.



## DINING ROOM

9' x 8' 3" (2.74m x 2.51m) Laminate flooring and door to bathroom

## BATHROOM

7' 6" x 7' 0" (2.29m x 2.13m) Laminate flooring, central heating radiator, UPVC window, panelled bath with shower mixer taps, pedestal wash hand basin.



## KITCHEN

7' 7" x 9' 6" (2.31m x 2.9m) Range of white wall and floor units. Integral stainless steel sink unit with mixer tap, wall mounted central heating boiler, electric cooker, UPVC window, stairs to rear with a UPVC rear door.

## CLOAKS/UTILITY

5' 0" x 4' 7" (1.52m x 1.4m) Central heating radiator, UPVC window, pedestal wash basin, washer, WC.

## BEDROOM ONE

12' 0" x 14' 5" (3.66m x 4.39m) Central heating radiator, UPVC window, double bed and wardrobes.



## BEDROOM TWO

9' 8" x 7' 6" (2.95m x 2.29m) Central heating radiator and UPVC window.

## EXTERNAL

Private rear yard.

## DISCLAIMER



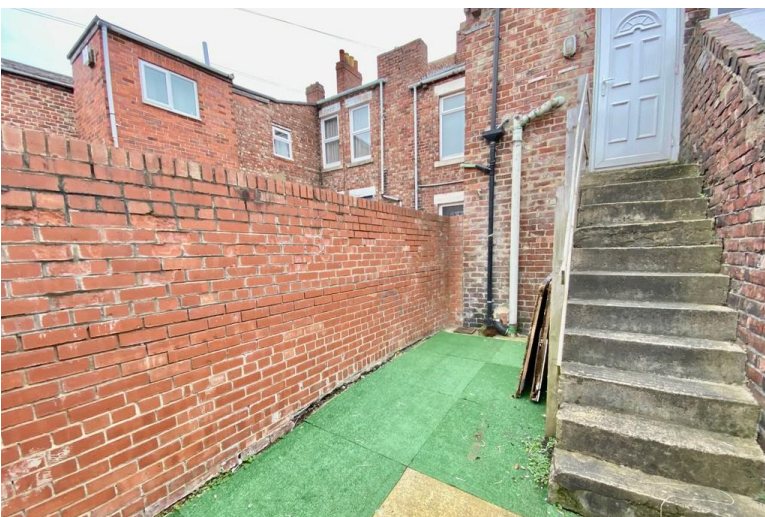
One months rent in advance = £475

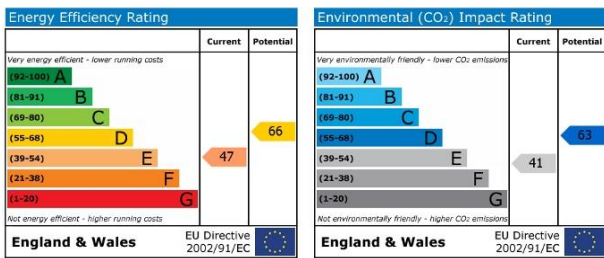
One months rent as a damage deposit = £475

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





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

