



Carouse
EstateAgents 

WESTBOURNE AVENUE, BENSHAM
£595 PCM





DESCRIPTION

Three bedroom Tyneside flat located close to Saltwell Park. Having great bus and transport links to Gateshead & Newcastle and would be ideal for a growing family. The property is offered on a unfurnished basis and comes with the benefit of gas central heating and UPVC double glazing. The upper flat consists of stairs leading to the first floor, three bedrooms, lounge located to the rear, spacious kitchen and a bathroom with shower. There is a private yard located to the rear. Viewing comes highly recommended.



ENTRANCE

Stairs leading to the first floor landing.

LOUNGE

15' 3" x 12' 9" (4.65m x 3.89m) UPVC window overlooking the rear elevation, central heating radiator, laminate flooring and internal door leading to the kitchen.

KITCHEN

14' 8" x 7' 8" (4.47m x 2.34m) A range of modern white wall and floor units, integral sink unit with mixer tap, plumbing for washing machine, integral electric oven & hob (to be fitted) cooker hood, part tiled, UPVC window, laminate flooring and wall mounted central heating boiler, door leading to the bathroom and stairs leading out to rear.



BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m) White suite comprising of a panelled bath with over head shower and hand held shower, vanity sink unit with mixer tap, low level w.c, UPVC window, central heating radiator and tiling to the walls.



BEDROOM ONE

16' 5" x 12' 8" (5m x 3.86m) Located to the front elevation and having a UPVC bay window allowing plenty of natural light, central heating radiator and the focal point of the room being an original marble fireplace.

BEDROOM TWO

11' 11" x 7' 5" (3.63m x 2.26m) Double bedroom located to the rear and having UPVC window, central heating radiator and laminate flooring.



BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m) Located to the front, having UPVC window, central heating radiator and laminate flooring.

EXTERNAL

There is a private yard located to the rear.

WE REQUIRE

One months rent in advance = £595

One months rent as a damage deposit = £595

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		78 c
55-68	D	66 d	
39-54	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

