

2 Bed Terraced In Wallace Street , Gateshead, NE11 9AY

£800 Monthly





## SHORT DESCRIPTION

Property Ref: 13763 We are proudly welcome this well-presented two-bedroom house to the market , situated within a quiet residential area of Dunston, Gateshead, NE11 9AY. The property offers comfortable living accommodation throughout and would make an ideal home for professionals, couples, or a small family. Internally, the accommodation briefly comprises an entrance hallway leading to a spacious lounge with feature fireplace, alongside a fully fitted modern kitchen with a range of wall and base units and integrated appliances. To the first floor, there are two bedrooms, with the principal bedroom benefiting from ample storage, together with a modern family bathroom. Externally, the property benefits from a private rear garden, courtyard-style front garden, and allocated parking. Ideally located close to local amenities, schools, leisure facilities, Team Valley Retail Park, Metrocentre, and excellent transport links including the A1 motorway and regular bus routes providing easy access to Newcastle and Gateshead city centres. Early viewing is highly recommended. Property Type: Terraced Full Renting price: £800.00 Pricing Options: No Status Tenure: 12 months Council tax band: A EPC rating: C Measurement: 520 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 48.3 sq.m. (520 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	48 square metres

## Rules on letting this property

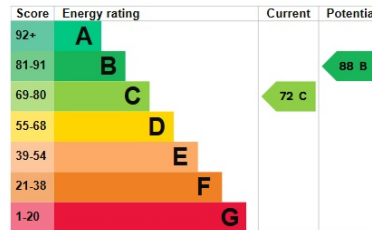
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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