

Lintzford Gardens

Rowlands Gill, Tyne & Wear, NE39

£800 per month

THREE BEDROOM DETACHED FAMILY HOME | AVAILABLE IMMEDIATELY | DRIVEWAY, GARAGE & GARDENS | Living Spaces are delighted to offer to the rental market this well-presented three bedroom detached home, situated within the sought-after residential area of Rowlands Gill. Ideal for families, the property is conveniently located close to a range of local amenities including shops, cafés, schools and scenic countryside walks, whilst also providing excellent transport links to Newcastle, Gateshead and the surrounding villages. Early viewing is highly recommended to appreciate the accommodation on offer. Available immediately. Energy Efficiency Rating TBC. Council Tax Band D. Holding Deposit: One weeks rent to reserve, then taken off move in monies. Damage Deposit: Five weeks rent.

- Three Bedroom Detached Home
- Unfurnished Accommodation
- Driveway & Garage
- Private Rear Garden
- Gas Central Heating
- Popular Rowlands Gill Location
- Close to Local Amenities
- Available Immediately





Entrance Hall

Living Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

0191 222 1000
www.livingspaces.co.uk



Material Information

The property is managed by Living Spaces.
Council Tax: Band D. Authority; Gateshead Council. For current rates please visit; gateshead.gov.uk/article/2641/Council-Tax-valuation-bands
Utilities: Mains sewerage, water, gas and electricity are connected.
Broadband: Follow the link to check broadband providers and speeds; Broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; Signalchecker.co.uk
Parking: There is a private driveway and garage available with this property.

You would need to instruct your solicitor to review the lease for any restrictive covenants, we have not been advised of any at the outset of marketing.

Disclaimer
Please note, this is a draft copy of the marketing brochure.
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016

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