



**Prime
Property Associates**



**289 Old Durham Road
, Gateshead, NE8 3TS**

£425 Per Month

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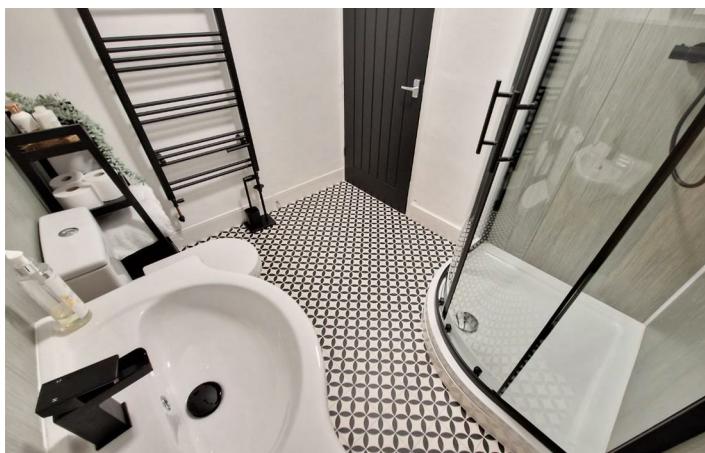


- Fully Furnished
- Bills Included
- Double Rooms
- 2 Spacious Shower Rooms
- Short commute to city centre
- Large rear Yard

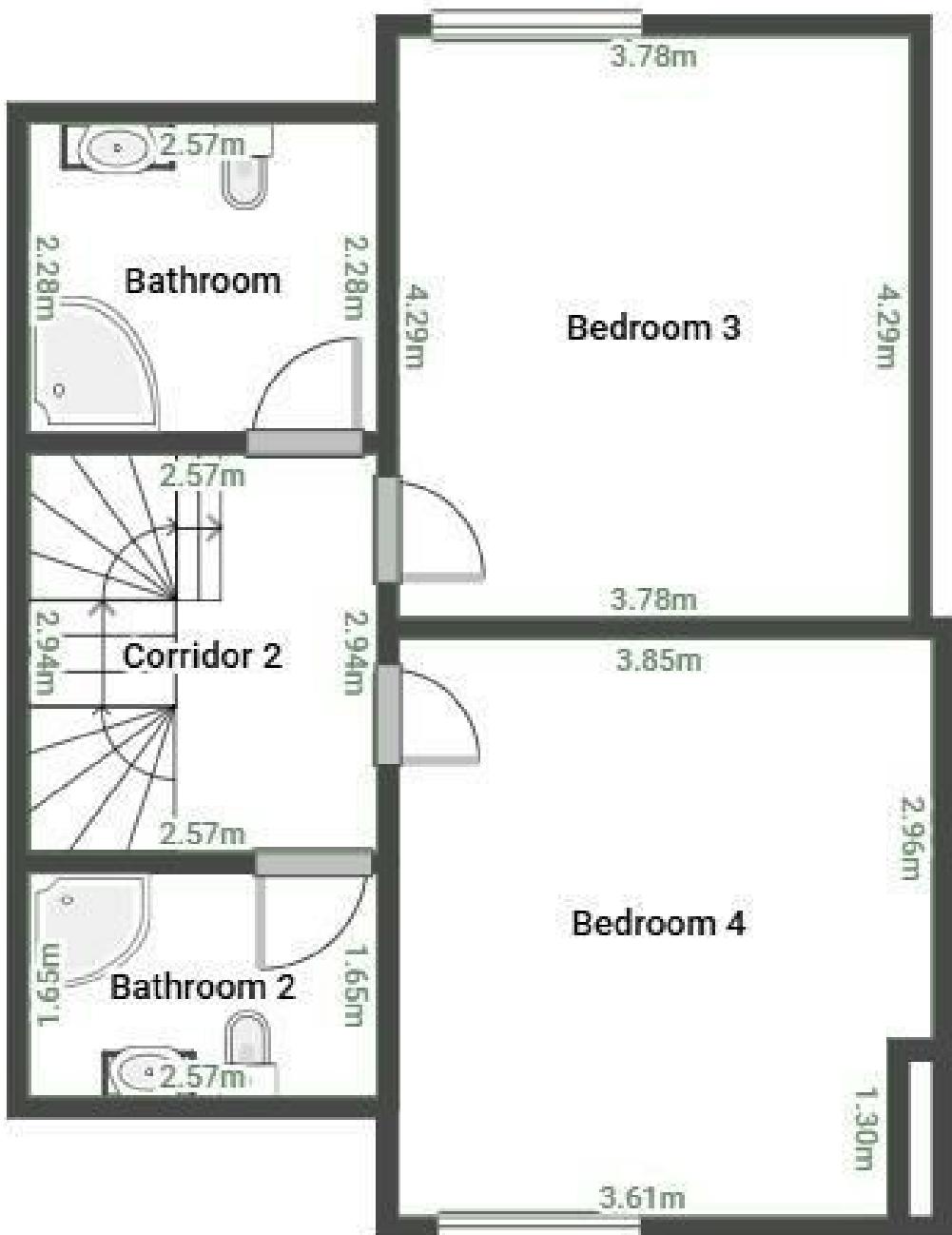
LOVELY LARGE DOUBLE ROOM (SINGLE OCCUPANCY ONLY) - BILLS + WIFI + *CLEANER INCLUDED

This furnished DOUBLE BEDROOM in a WELL PRESENTED, SHARED spacious MAISONETTE, provides comfortable modern living less than 1 mile from Gateshead Centre and 1.5 miles from both The Queen Elizabeth Hospital and Newcastle City Centre, with a host of local amenities nearby. Accommodation includes; hallway, lounge with dining table and chairs, modern kitchen, family bathroom and a separate shower room, Benefits include: gas central heating, double glazing, parking on street and a private rear yard. ALL UTILITY BILLS, WIFI & *discretionary monthly communal CLEANER INCLUDED.

Viewing highly recommended, by appointment only.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	62
(21-38)	F	54
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	