



**Prime
Property Associates**



**Room 2, 345 Old Durham Road
, Gateshead, NE9 5LA**

£505 PCM

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- DOUBLE ENSUITE ROOM
- Rear Garden
- On Street Parking
- Houseshare
- Excellent Transport Routes
- Bills, Wifi, Communal Cleaner
- Furnished
- Close to Amenities

DOUBLE ENSUITE ROOM (SINGLE OCCUPANCY ONLY) - BILLS / WIFI / *CLEANER INCLUDED

Located in Gateshead, not far from both Gateshead Town Centre and The Queen Elizabeth Hospital, A1 road links both north and south, plus a short commute from Newcastle City Centre, this furnished DOUBLE ENSUITE BEDROOM in a well presented SHARED Terrace HOUSE, provides affordable accommodation for professional or students alike. The communal areas comprise; an entrance hallway/ stairs/ landing, a spacious kitchen with all necessary appliances and a dining room table and chairs, plus a family bathroom. The property also benefits from; gas central heating, double glazing, parking on street, a rear garden and shops nearby. UTILITY BILLS, WIFI & *discretionary monthly COMMUNAL CLEANER included.

Viewing highly recommended.



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		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	