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- End Terrace House
- Gas Central Heating
- Available Now
- Council Tax Band *A*
- Handy For Metro
- Three Bedrooms
- Central Location
- Viewing Essential
- Unfurnished
- Double Glazed





This period terraced house available NOW and is offered on an unfurnished basis, in the centre of North Shields.

Internally the accommodation briefly comprises to the ground floor:- entrance hall, spacious lounge, kitchen/diner with fitted units and integrated oven and hob, ground floor bathroom WC. On the first floor you are presented with three good sized bedrooms. The property is warmed by gas central heating, has double glazing and offers generous living space. Externally there is a private yard to the rear.

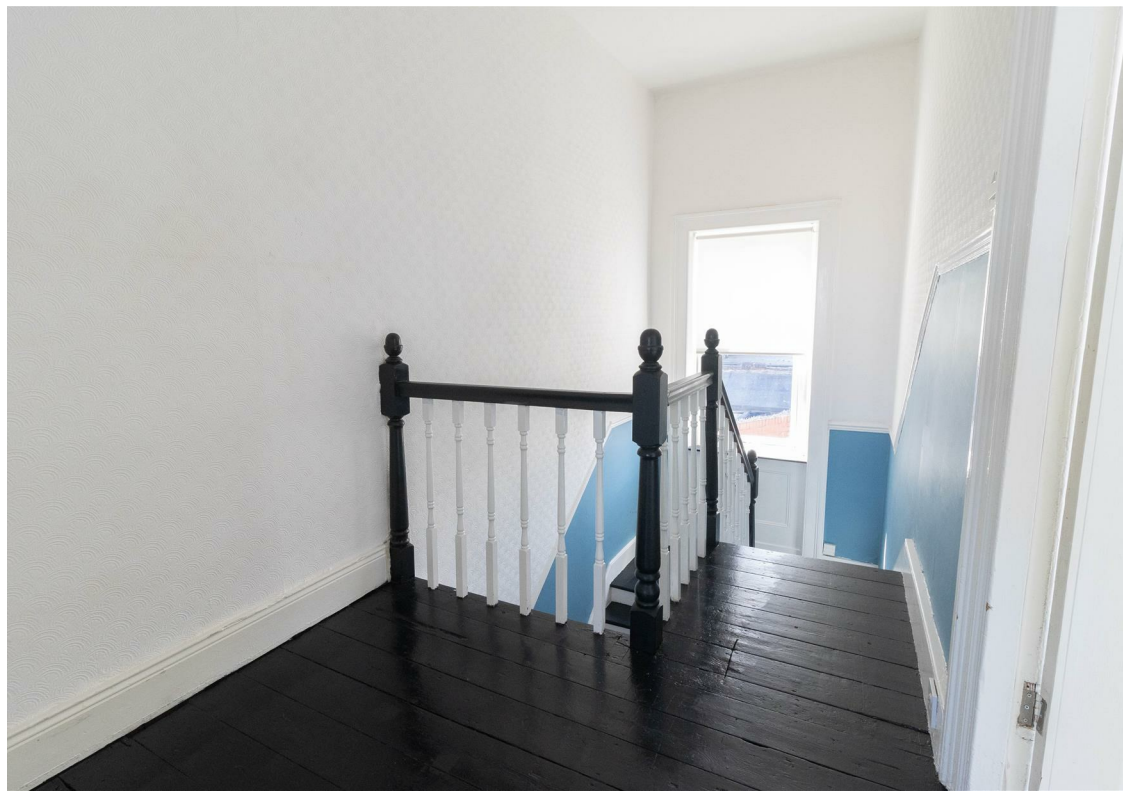
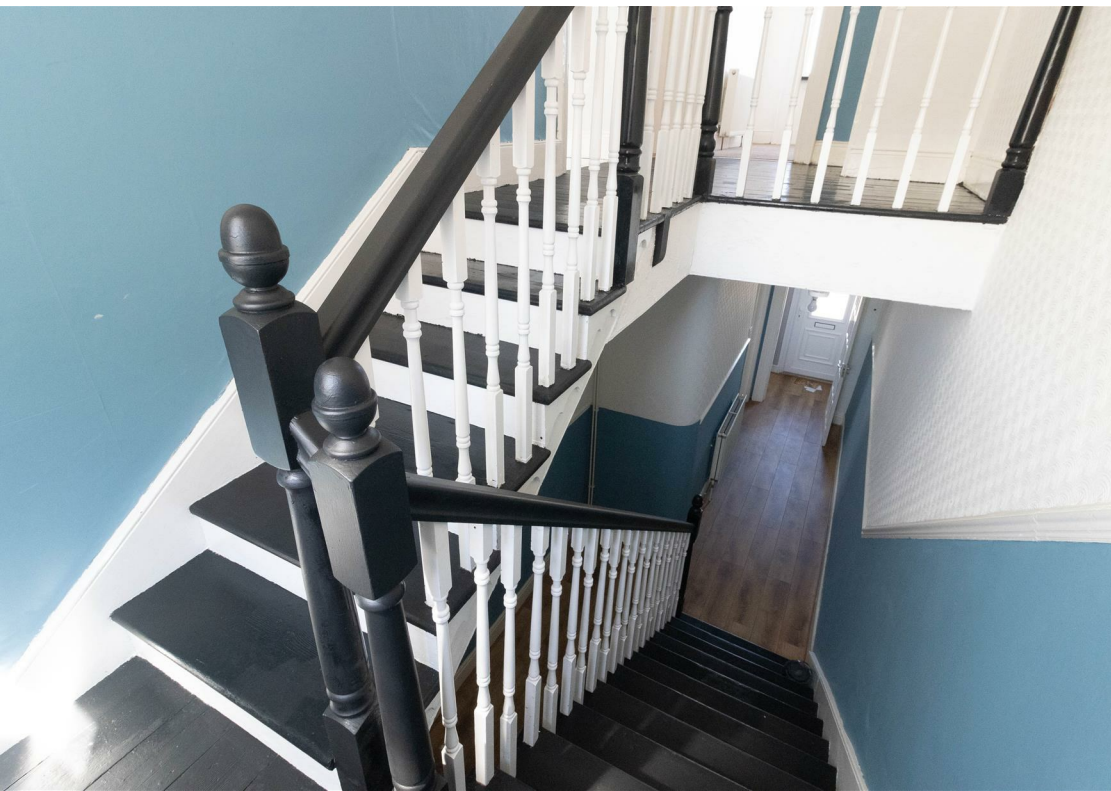
The property is in an ideal location in the heart of North Shields, and within easy reach of the Fish Quay. A fabulous variety of local amenities are within close proximity including cafes, bars and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service. Tynemouth Long Sands and Whitley Bay Beach are only a short commute away.

A great family home on which an early viewing is strongly encouraged. For more information please call our Tynemouth team on 0191 257 2000.

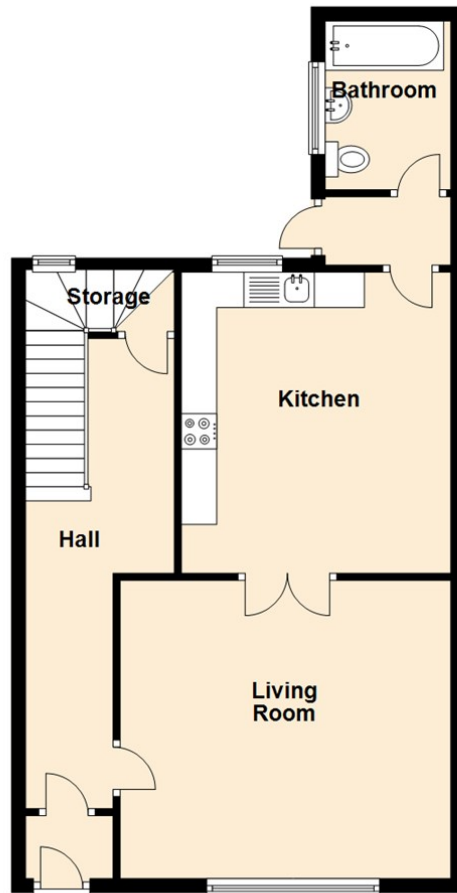
COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

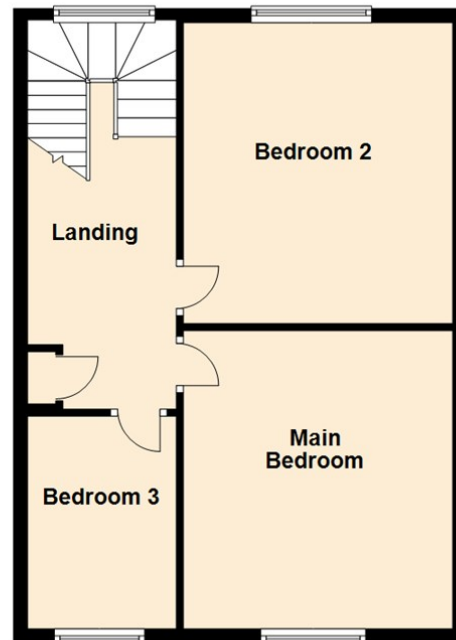
Council tax band *A*.



Ground Floor



First Floor




The difference between house and home

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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(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 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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