



41 Farrington Road, Cullercoats, NE30 3ET
£1,500 Per Month

41 Farringdon Road, Cullercoats, NE30 3ET

Three bedroom semi-detached property on Farringdon Road, Marden Estate. A popular residential area located between Whitley Bay and Tynemouth.

Spacious property with large gardens to front and rear, double garage and off street parking.

The property is offered on an unfurnished basis and will be available for viewings at the end of May 2025.

LOCATION

The property is located on Farringdon Road, Marden Estate in Cullercoats which is a popular residential area lying between Whitley Bay and Tynemouth.

The property has great access to all local amenities, local shops and transport. The property is within easy access to A1058 Coast Road offering a direct route to Newcastle City Centre, A19 and A1 for North and South routes.

DESCRIPTION

The property comprises a three bedroom semi-detached house with generous front and rear gardens, garage and driveway. The property is generously proportioned and offers bright and spacious living accommodation.

ACCOMMODATION

Briefly comprises:

ENTRANCE PORCH

Entrance porch leading into hallway.

LIVING ROOM

13'9"×12'9" (4.2×3.9)

Located at the front of the property with large double glazed window overlooking Farringdon Road.

Inbuilt alcove cupboards and gas fire.

Carpeted with double radiator, under window.

Leading through double sliding doors to Dining Room.

DINING ROOM

11'5"×10'9" (3.5×3.3)

Accessed from Living Room and Kitchen with doors to rear conservatory leading out to rear garden.

Carpeted with single radiator.

CONSERVATORY

7'6"×9'2" (2.3×2.8)

Tiled floor with patio door access to rear garden.

KITCHEN

8'6"×12'5" (2.6×3.8)

White wall and floor fitted units. Tiled walls and linoleum wood effect floor.

Single stainless steel sink and drainer.

Single radiator.

Larder cupboard housing fuse board and meters.

Access to garage leading to rear garden.

Landlord would be willing to gift appliances including free standing cooker and hob, washer/dryer, dishwasher and under bench fridge.

GARAGE

15'8"×16'4" (4.8×5)

Double Garage accessed from front drive and kitchen. Leads to utility room to rear.

UTILITY ROOM

5'6"×3'11" (1.7×1.2)

Housing boiler and access through rear door to garden.

FIRST FLOOR

BEDROOM 1

14'5"×10'9" (4.4×3.3)

Master bedroom located to front of property with large window.

Fitted wardrobes.

Carpeted with single radiator

BEDROOM 2

10'9"×11'9" (3.3×3.6)

Located to rear of property overlooking garden.

Fitted wardrobes.

Carpeted and single radiator.

BEDROOM 3

8'2"×8'2" (2.5×2.5)

Located to front of property. Single radiator

W.C.

4'11"×2'7" (1.5×0.8)

Modern tiled walls and floor with separate W.C.

SHOWER ROOM

8'2"×5'6" (2.5×1.7)

Modern tiled walls and floor with double walk in shower, sink and towel rail.

EXTERNAL

Externally the property benefits from front and rear gardens including double driveway.

UTILITIES

Electricity - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas Central Heating Boiler

Broadband Speed

Mobile Coverage

DEPOSIT

DEPOSIT: £1500

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at www.depositprotection.com

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is * (*). A full copy of the report is available upon request.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

ADDITIONAL INFORMATION

COUNCIL TAX: Band C

EPC RATING:

RENT: £1300 pcm

TERM: 12 month initial term

DEPOSIT: £1500

HOLDING FEE: £300

PROPERTY TYPE: Semi Detached House

CONSTRUCTION: Traditional

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

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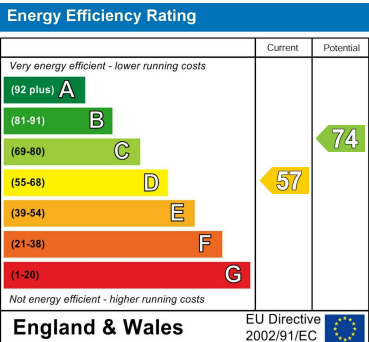
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To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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