



14 Chirton Lane, North Shields, NE29 0SD
£625 Per Month

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R A Jackson & Son LLP are pleased to welcome to the market this two bedroom ground floor flat located in a sought-after residential area of North Shields.

The property briefly comprises: entrance hall, two bedrooms, lounge, bathroom and kitchen.

RENTAL INFORMATION

COUNCIL TAX: A
EPC RATING: C
RENT: £625 pcm
TERM: 6 month initial term
DEPOSIT: £140
HOLDING FEE: £720
PROPERTY TYPE: Ground Floor Flat.
CONSTRUCTION: Traditional
UTILITIES: Mains Gas (Key), Electric (Key), Drainage and Water.
PARKING: On street parking.

LOCATION

The property is located in a sought-after residential area of North Shields with a range of amenities close to the property.

DESCRIPTION

The property briefly comprises: entrance landing, two bedrooms, lounge, bathroom and kitchen.

BEDROOM ONE

11'1" x 8'1" (3.4m x 2.48m)
Radiator.

BEDROOM TWO

11'4" x 11'1" plus bay (3.47m x 3.4m plus bay)
Radiator.

LOUNGE

15'5" x 10'5" (4.7m x 3.2m)
UPVC double glazed window. Alcove storage.

BATHROOM

8'2" x 6'6" (2.5m x 2)
White wash hand basin, WC and bathroom. White panelling around suite.
Radiator.

KITCHEN

4'11" x 8'2" (1.5m x 2.5m)
A range of wall and floor storage units, complimentary work tops, integrated oven and hob with extractor over.

EXTERNAL

Shared space to the front and graveled garden to the rear.

TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all utilities including electric, gas, water, telephone and Council Tax. The Tenant must keep the property and its' gardens in a good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

COUNCIL TAX

Enquiries via the Direct.Gov Agency website indicates that the property is assessed under Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

EPC rating 'C'

DEPOSIT

DEPOSIT: £720

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

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>

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

Our Services

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

- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

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

