





HILLSIDE

A delightful one bedroom cottage based in the charming heart of West Boldon. Lovingly renovated and providing a rare opportunity to rent this well sized home which is ready to move in. Complete with a wood burning stove for those cold winter evenings and well presented throughout.

LOCATION

West Boldon Village is a convenient and very popular spot, with a vibrant community spirit, ideal for local life surrounded by eateries, pubs and nearby walks. Benefitting from transport road and rail links with the Metro that connects you to Sunderland and beyond.

IMPORTANT INFORMATION

Postcode: NE36 0RA

Style of property: Mid terrace cottage.

Council Tax Band: A - South Tyneside Council.

EPC Rating: E

Heating: Gas fired central heating.

Parking: There is roadside parking for this property

Pets: Unfortunately due to the size and lack of outside space, this property is not suitable for pets.

Term: A minimum term of 6 months is offered.

Available from: Mid November 2025.

What3words: ///hits.ships.pinks



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £22,500.

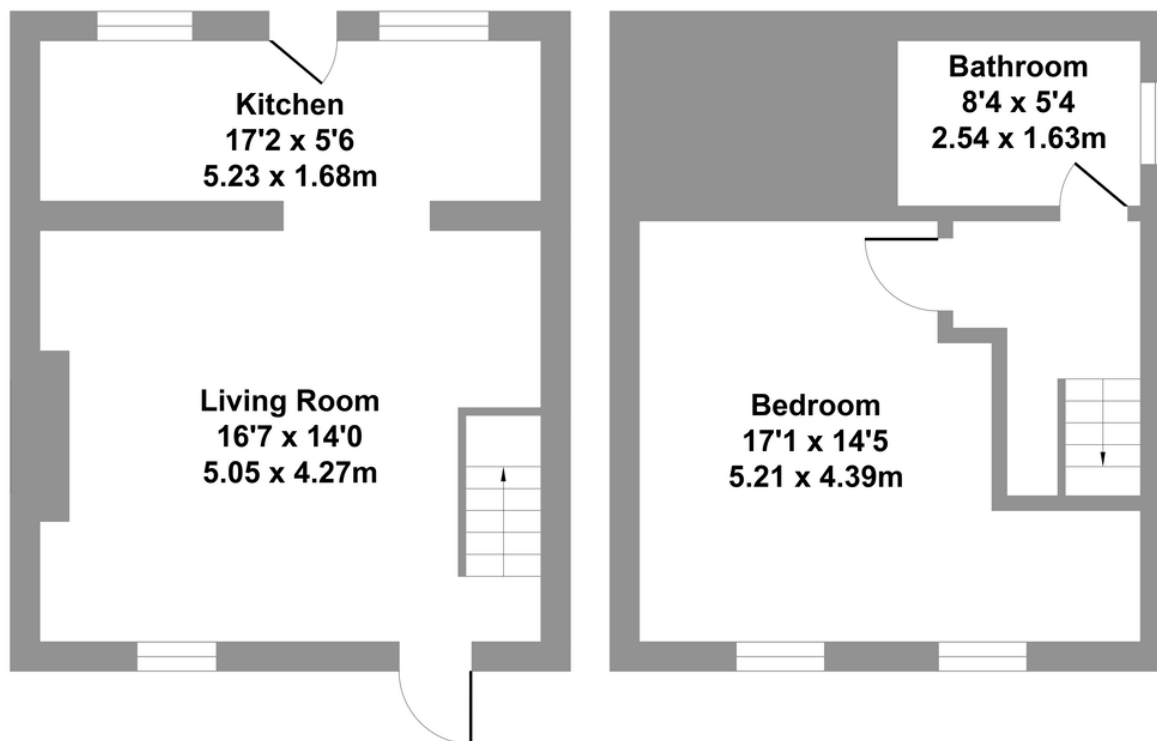
Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£173.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £865.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.



Hillside, Addison Road, West Boldon, NE36 0RA
Total area approx. 65.5 sq. meters (706.6 sq. feet)



Ground Floor
Approx. 32.8 sq. meters (353.3 sq. feet)

First Floor
Approx. 32.8 sq. meters (353.3 sq. feet)

LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
Created especially for H&H Land by Vue3sixty Ltd

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