



403 Stanhope Road, South Shields, NE33 4TD

£550 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this two bedroom upper flat located above a row of shops. The property is ideally situated for local amenities, schools and transport links offering quick access routes to South Shields Centre and South Tyneside Hospital. Briefly comprising of; entrance hallway, lounge, two bedrooms and bathroom. The property also benefits from UPVC windows and gas central heating throughout. Early viewing is highly recommended.

Entrance Hallway

With stairs leading to the first floor.

Lounge

Spacious lounge with feature beams, UPVC windows overlooking the front aspect and gas central heating radiator.

Kitchen

Fitted with a range of wall and base units, UPVC window overlooking the rear aspect, gas central heating radiator and staircase leading to the rear.

Main Bedroom

Spacious main bedroom with UPVC window overlooking the front aspect and a gas central heating radiator.

Bedroom Two

With UPVC window overlooking the rear aspect and a gas central heating radiator.

Bathroom

Fitted with a low level WC, wash hand basin and bath with a shower over.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

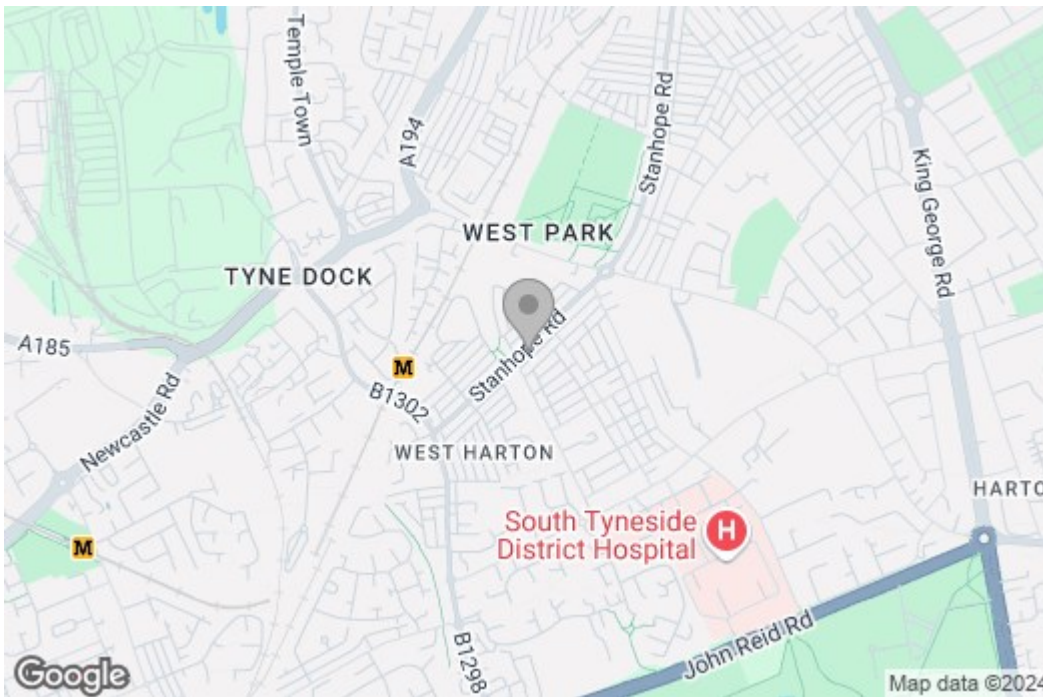
Upfront Costs:

1 Months rent upfront

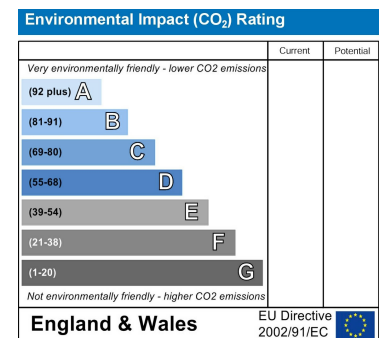
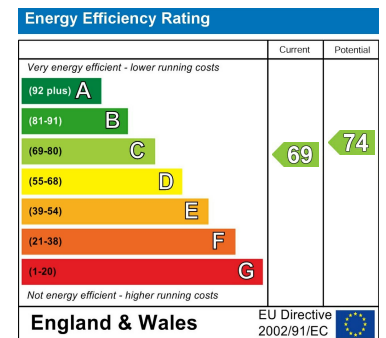
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.