

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Charles Avenue, Shiremoor NE27 0QX

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£700 Per Calendar Month

Nestled in the heart of the highly coveted Shiremoor locale, this charming, terraced house seamlessly combines comfort with convenience. Situated just a leisurely 5-minute stroll from Shiremoor metro station and a stone's throw from Earsdon Road, which boasts an array of local amenities including cosy coffee shops, convenient stores, and tempting takeaways.

Step inside to be greeted by a spacious living room, ideal for hosting and entertaining guests, with the adjacent kitchen creating a seamless flow. Downstairs, discover the well-appointed bathroom featuring a hand basin, shower and bath combination, and W.C, offering convenience and comfort for everyday living.

With two generously sized double bedrooms upstairs, perfectly suited for a small family or professionals desiring abundant space, this property offers an exceptional opportunity for individuals seeking to establish themselves within a lively and thriving community.

Unfurnished
Available June
Council Tax Band: A
Tenancy Term: 12 months
£700 PCM

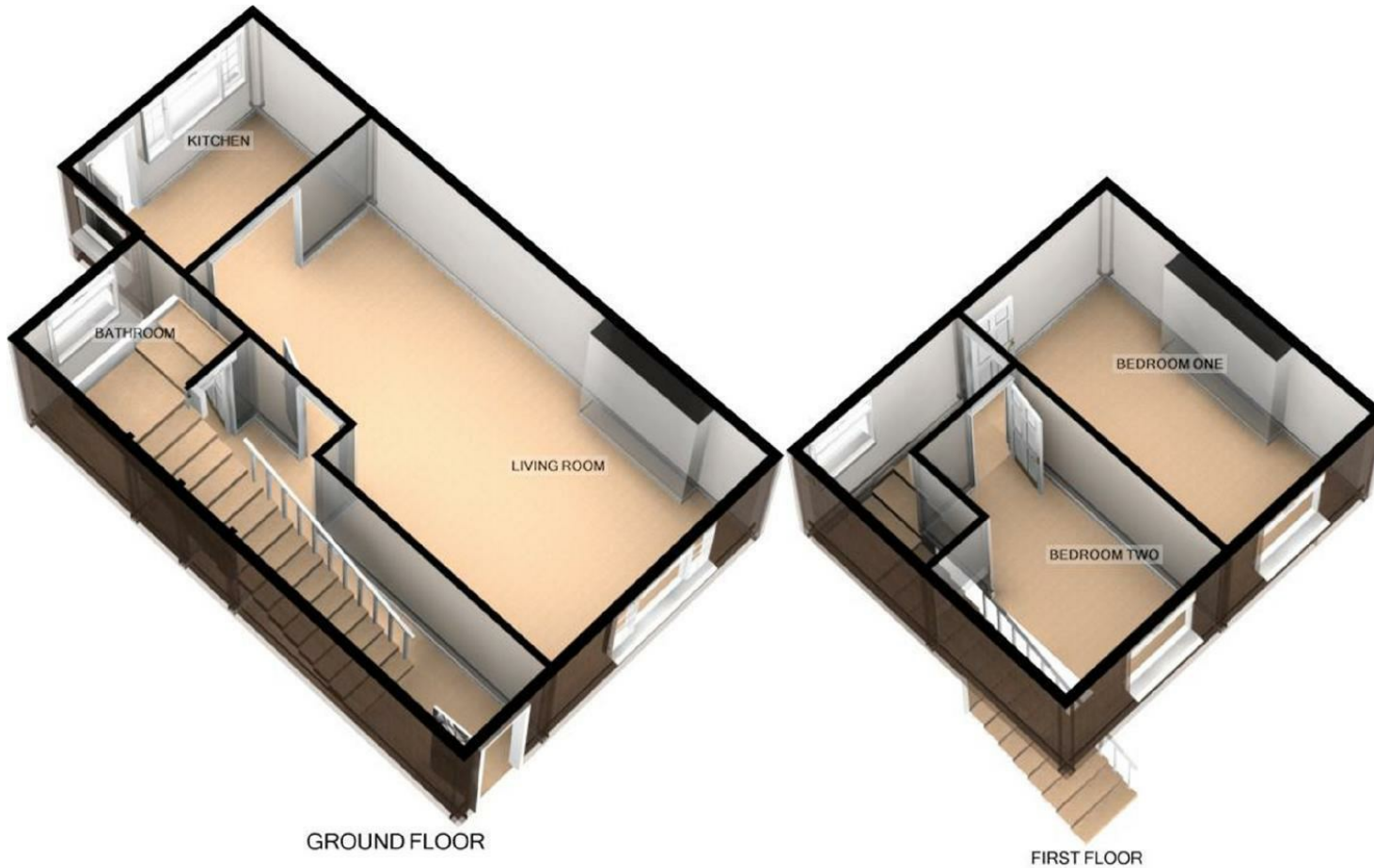
TENANCY APPLICATION FEES

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



GROUND FLOOR

FIRST FLOOR

CHARLES AVENUE, SHIREMOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018

Measurements:

LIVING ROOM
23'2" x 13'3"

KITCHEN
11'3" x 7'5"

BATHROOM
7'1" x 5'11"

BEDROOM ONE
16'0" x 10'0"

BEDROOM TWO
12'4" x 9'3"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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