

SIGNATURE

NORTH EAST

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





📍 Bedford Avenue, Tyne and Wear NE28 8EF

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£645 Per Calendar Month

Welcome to Signature rental market. Upon entering, you are welcomed by a central hallway which leads into a bright and spacious living area, complete with a large window that floods the room with natural light. The kitchen provides ample space with a range of wall and base units and practical worktops, offering plenty of room for cooking and storage. Further along, you'll find two generously sized bedrooms, both capable of accommodating a double bed and additional furnishings. Completing the home is a modern bathroom featuring a bathtub with overhead shower, hand basin, and W.C. The property is complete with a convenient utility room.

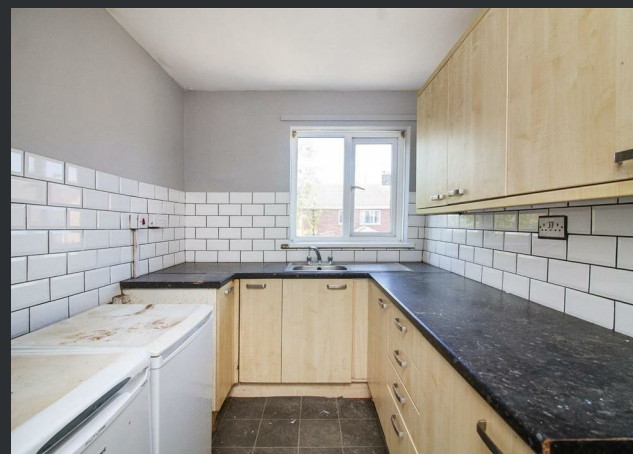
Perfectly positioned in the area of Wallsend, this property offers generous room sizes and a fantastic location. It's just a short walk to a range of local shops, schools, bars, and eateries, making everyday amenities easily accessible. Excellent transport links nearby and quick access to the Coast Road ensure a smooth commute into Newcastle City Centre, ideal for professionals or small families.

Available 05/05/2025
Tenancy Term: 12 Months
£645.00 PCM

TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment. The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.



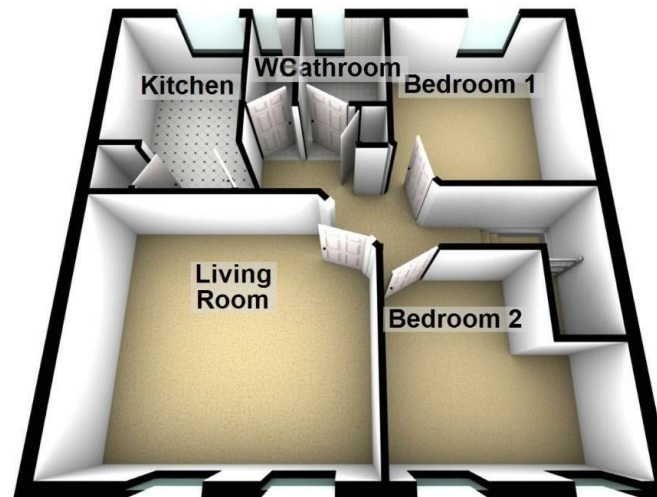
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Measurements:

Living Room
14'3" x 12'8"

Kitchen
10'7" x 6'11"

Bedroom One
10'2" x 9'10"


Bedroom Two
10'7" x 9'10"

Bathroom
5'6" x 4'7"

WC
5'7" x 2'5"

Utility Room
9'10" x 5'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		





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