

SIGNATURE

NORTH EAST

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





📍 Shaftesbury Avenue, Whitley Bay NE26 3TF

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£1,500 Per Calendar Month

Signature welcome this three-bedroom family home to the rental market, located on the popular Shaftesbury Avenue. Prepare to be impressed by the spacious and luminous living area, designed to offer versatility and comfort. As you enter, the hallway leads you to the well-appointed kitchen, complete with a separate utility room and WC for your convenience. The lounge seamlessly connects to the inviting dining room, featuring elegant French doors that open up to the beautifully landscaped garden. The modern kitchen boasts integrated appliances, ensuring a seamless cooking experience.

Moving to the first floor, you'll discover three generously sized double bedrooms, providing ample space and with a tastefully designed family bathroom. Additionally, this property offers the added advantage of a garage, providing secure parking and extra storage space.

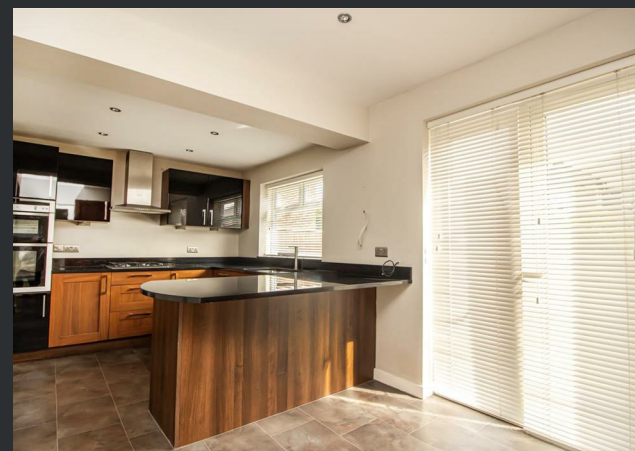
Nestled on the stunning North East coast of England, Whitley Bay is a charming seaside town renowned for its crescent-shaped yellow sand beach and rich Victorian heritage. With its delightful promenade tracing the seafront. Whitley Bay's popularity thrives due to its ideal location in the Tyne and Wear region, offering a short 30-minute commute to the bustling heart of Newcastle. This makes it an irresistible choice for commuters seeking a harmonious blend of coastal tranquility and urban convenience.

Available Now
Tenancy Term: 12 months
Council Tax Band: D
£1,500 PCM

TENANCY APPLICATION FEES:

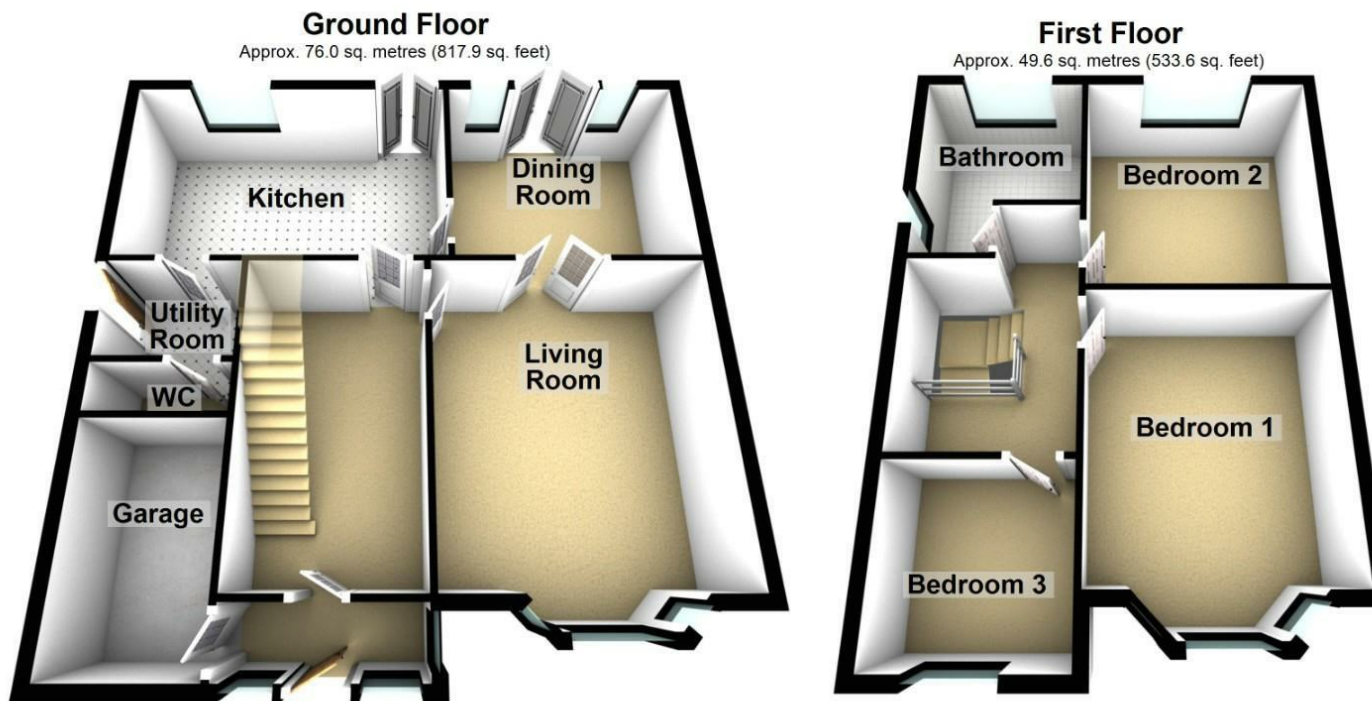
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment.

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



12 Shaftesbury Avenue

Measurements:

Living Room
15'1" x 13'1"

Dining Room
10'3" x 11'11"

Kitchen
10'2" x 16'4"

Utility Room
4'11" x 6'5"

W.C
2'3" x 6'5"

Bedroom One
13'5" x 11'5"

Bedroom Two
11'9" x 11'5"

Bedroom Three
7'10" x 8'2"

Bathroom
7'3" x 8'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales EU Directive 2002/91/EC		





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