

# SIGNATURE

## NORTH EAST

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







📍 Garden Terrace, Tyne And Wear NE25 9LQ



## Garden Terrace, Tyne And Wear NE25 9LQ

**£850 Per Calendar  
Month**

Signature North East proudly presents this well-maintained two-bedroom ground-floor flat to the rental market. Upon entering the property, you are welcomed into a bright and spacious living area, enhanced by two large bay windows that allow an abundance of natural light to flood the room. The kitchen is located to the rear of the property, alongside the bathroom, which is fitted with a bath and overhead shower, WC, and hand basin. The accommodation is completed by two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, offering excellent additional storage. Externally, the property enjoys access to a shared yard, with on-street parking available at the front of the property.

Situated in the sought-after area of Earsdon, the property offers a desirable suburban lifestyle close to the coastline. Residents can enjoy peaceful residential surroundings while remaining within easy reach of beaches, parks, and local amenities in Whitley Bay. The area also benefits from good nearby schools, a strong sense of community, and convenient transport links to Newcastle, making it ideal for those seeking a relaxed seaside setting without compromising on city accessibility.

Available Now  
Tenancy Term: 12 months  
Council Tax Band: A  
£850.00 PCM

### TENANCY APPLICATION FEES:

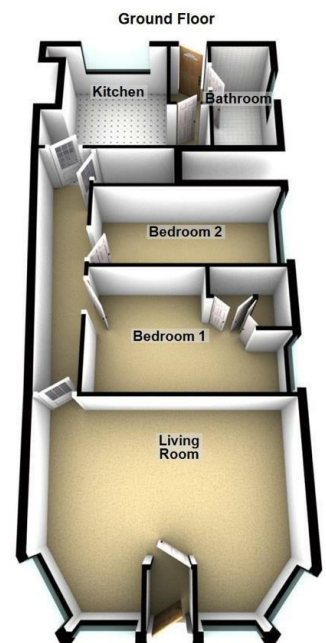
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment.

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



Total area: approx. 78.6 sq. metres (846.0 sq. feet)

## Measurements:


Living Room  
12'5" x 18'6"

Kitchen  
10'11" x 10'10"

Bedroom One  
9'10" x 12'7"

Bedroom Two  
6'11" x 14'11"

Bathroom  
10'11" x 4'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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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