



**Church Cottage Preston Road, North Shields, NE29 0LW**  
**£895 Per Calendar Month**

# Church Cottage Preston Road, North Shields, NE29 0LW

- TO RENT
- Detached two bedroom property
- Close to North Shields Town Centre with excellent transport links
- RENT £895 Per Calendar Month
- DEPOSIT £1030
- Available Immediately

## RENTAL INFORMATION

COUNCIL TAX: C  
EPC RATING: D  
RENT: £895 pcm  
TERM: 6 month initial term  
DEPOSIT: £1030  
HOLDING FEE: £200  
PROPERTY TYPE: Detached  
CONSTRUCTION: Traditional  
UTILITIES: All mains  
PARKING: On Street - Permitted may be required.

## LOCATION

Located in North Shields, the house benefits from a vibrant community atmosphere, with local amenities, schools, and parks within easy reach. The area is well-connected, providing excellent transport links to nearby cities and attractions, making it an ideal base for those who commute or enjoy exploring the region.

## DESCRIPTION

The property consists a two bedroom detached house which has been fully refurbished throughout.

## ACCOMODATION

### GROUND FLOOR

#### Entrance Lobby

Providing access to ground floor rooms and stairs to first floor:-

#### Living Room

12'5" x 11'1" (3.8m x 3.4m )  
UPVC window. Radiator. Wood effect flooring.

#### Dining Room

10'9" x 9'6" (3.3m x 2.9m)  
UPVC window. Radiator. Wood effect flooring.

#### Kitchen

9'6" x 8'2" (2.9 x 2.5)  
Fitted with a range of white gloss wall and floor units with black composite worktop. White tile splashback. Stainless steel sink and wood effect floor.  
Kitchen features a built in pantry cupboard and an Electric cooker point and over hood extractor.  
Window overlooking rear garden.

#### Utility Room

5'10" x 7'10" (1.8 x 2.4)  
White gloss units with complementing worktops and wood effect flooring.  
Plumber for washing machine.  
Door to side garden.

## FIRST FLOOR

#### Bedroom 1

11'0" x 10'7" (3.37m x 3.24m )  
Built in cupboard. Radiator. UPVC Window. Grey carpets

#### Bedroom 2

11'0" x 9'10" (3.37m x 3m)  
Built in cupboard. Radiator. UPVC Window. Grey carpets

#### Study/Office

7'8" x 4'3" (2.36m x 1.3m )  
Stairs bulkhead to corner of room.

#### Bathroom

6'10" x 7'8" (2.1m x 2.35m )  
White WC, basin and bath with shower over. White tiles to walls. Radiator.  
Extractor fan. Grey wood effect flooring.

## EXTERNAL

Gardens to front, side and back.

## RENT

The rent is £895pcm.

## DEPOSIT

DEPOSIT: £1030.00

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at [www.depositprotection.com](http://www.depositprotection.com)

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D (64). A full copy of the report is available upon request.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

## PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
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Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)



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