



PER MONTH

**£825 Per Month**

**Willoughby Road**

North Shields, NE29 7NB

Fresh Property Centre are pleased to welcome to the market this delightful two bedroom house situated on Willoughby Road, North Shields.

The property is well presented and boasts a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining guests. The modern kitchen is thoughtfully designed, providing a functional space for culinary pursuits, while the updated bathroom offers a fresh and contemporary feel. Ascending to the first floor, you will find a landing that leads to two generously sized double bedrooms, each offering ample space and comfort.

Externally, the property features a pebbled drive at the front, providing convenient off-street parking. The rear garden, complete with decking creates an inviting outdoor space for enjoying sunny days.

This home is offered with immediate vacant possession, making it an ideal choice for those looking to move in without delay.

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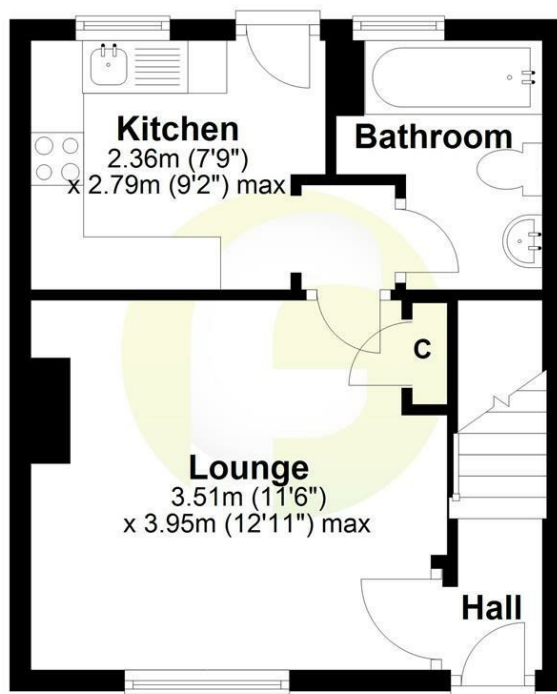
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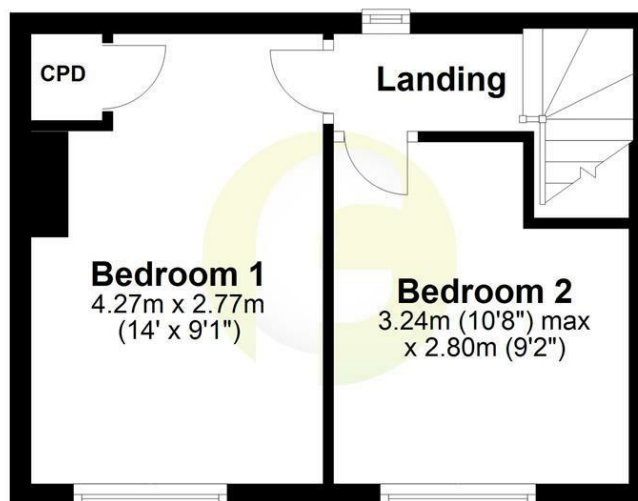
## Ground Floor

Approx. 28.8 sq. metres (310.1 sq. feet)



## First Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



Total area: approx. 53.0 sq. metres (570.4 sq. feet)

### LOCAL AUTHORITY

North Tyneside

### TENURE

### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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