



PER CALENDAR MONTH

**£675 Per Calendar Month**

**Salisbury Avenue**

North Shields, NE29 9PF

Welcome to this charming three-bedroom upper flat located on Salisbury Avenue in the desirable area of Preston Village, North Shields. This property offers a comfortable and spacious living environment, perfect for families or professionals seeking a peaceful retreat.

Upon entering, you are greeted by an entrance lobby that leads to a well-designed landing. The lounge provides a warm and welcoming space, ideal for relaxation or entertaining guests. The kitchen is functional and ready for your culinary adventures.

The flat boasts three bedrooms, each providing a comfortable sanctuary for rest and relaxation. The bathroom is conveniently located, and there is an additional separate WC for added convenience.

This property is available to let now and comes unfurnished, allowing you the freedom to personalise the space to your taste. With its prime location in Preston Village, you will enjoy easy access to local amenities, parks, and transport links, making it an ideal choice for those looking to settle in a vibrant community.

Do not miss the opportunity to make this delightful flat your new home. Contact us today to arrange a viewing.

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**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>	74	74
(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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