

SIGNATURE

NORTH EAST

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12

📍 Shaftesbury Avenue, Whitley Bay NE26 3TF

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£1,500 Per Calendar Month

Welcome to the rental market, this 3 bedroom semi-detached house is offered unfurnished and enjoys a fantastic location just a short walk from Whitley Bay seafront. Close to the Metro station for convenient commuting into Newcastle, while local convenience stores, supermarkets and Whitley Bay town centre are all within easy reach. It also falls within the catchment area for the highly regarded Valley Gardens Middle School and Whitley Bay High School.

Internally, the home offers a spacious living room featuring a bay window, double doors opening into the dining area. The open plan kitchen is fitted with a range of modern wall and base units, incorporates a breakfast bar and leads through to a utility room and WC. French doors open directly onto the rear garden.

To the first floor are three double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The contemporary family bathroom is fitted with a bath, overhead shower, wash hand basin and WC, providing a modern and functional space.

Externally, the property boasts a front garden with a driveway providing off-street parking for two cars. To the rear is a landscaped garden with a lawned area, offering an ideal space to relax or entertain. A garage, with internal access from the house, provides additional storage and practicality.

Available Mid September on an assured rolling periodic tenancy agreement
Council Tax Band: D

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

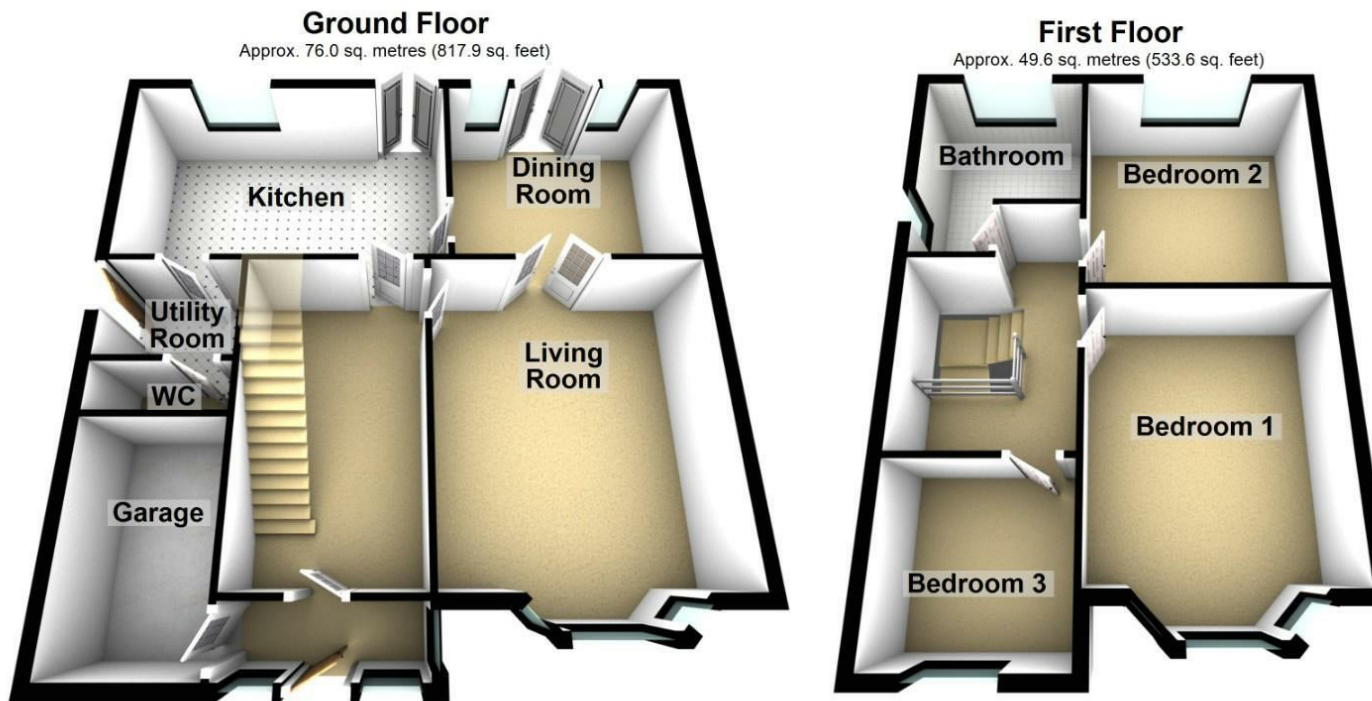
NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before proceed with an application for any property.

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"

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"

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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	
England & Wales		EU Directive 2002/91/EC 





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