



81 Osborne Avenue, South Shields, NE33 3BX

£550 Per Calendar Month

Immaculately presented ground floor flat situated on Osborne Avenue within this popular area of South Shields. The property is being offered to the rental market unfurnished, and benefits include gas central heating and uPVC double glazing. The accommodation comprises: entrance hallway, living room/master bedroom with a living flame effect gas fire, dining room/living room with a living flame effect fire, one further bedroom, kitchen with a gas cooker, and a stunning bathroom. There is a private yard to the rear which is decked and has a raised sun terrace. Viewings are highly recommended.

Entrance Hallway

With a high gloss tiled floor, under stair storage, and a central heating radiator.

Living Room/Master Bedroom

Ceiling cornice and rose, living flame effect gas fire with a cast iron surround and granite hearth, single radiator, walk in bay window to the front.

Bedroom Two

Fitted wardrobes with overhead storage, single radiator, window to the rear.

Living Room/Dining Room

Coving to the ceiling, living flame effect gas fire with a wooden surround and granite hearth, single radiator, window to the rear.

Kitchen

Base and eye level units with contrasting work surfaces, free standing gas cooker, eye level china display cabinet, stainless steel sink, plumbed for a ashing machine, partial tiling to the walls, laminate flooring, double radiator, window and a uPVC exit door to the rear.

Bathroom

P-shaped bath with a shower over, pedestal hand wash basin, low level w/c, tiling to the walls and floor, towel warmer, window to the rear.

External

There is a terraced garden to the front and a private rear yard which is decked, has a raised sun terrace, and a garden shed for storage.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

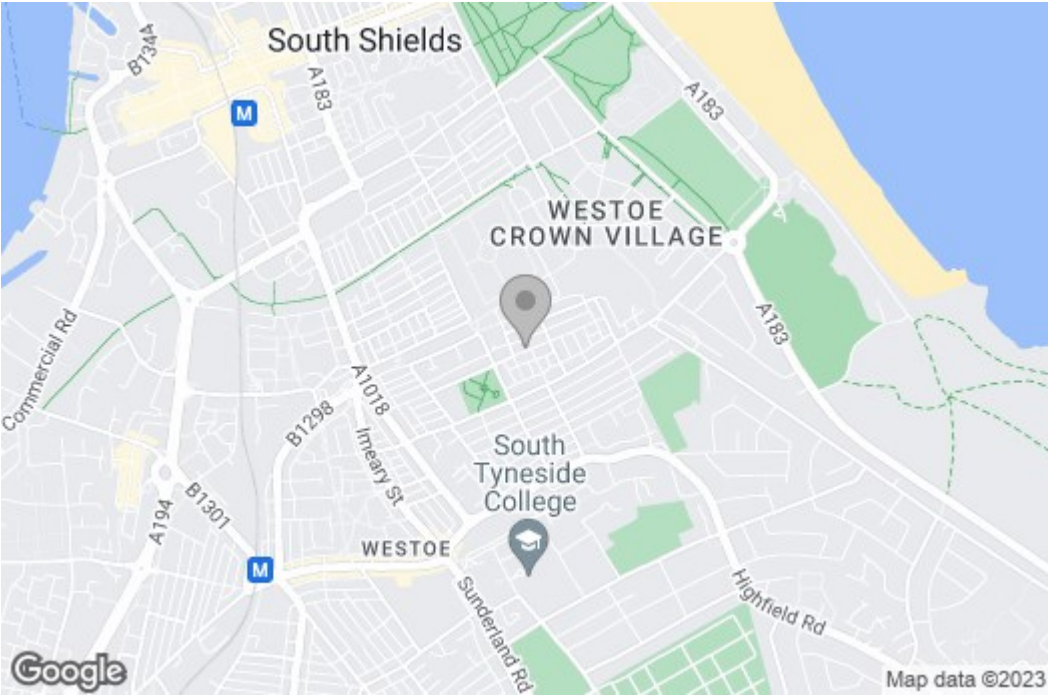
Upfront Costs:

1 Months rent upfront

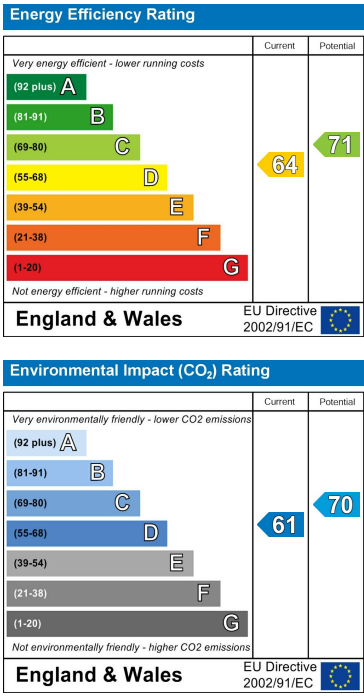
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.