



31A Avon Avenue, North Shields, NE29 7QT

£650 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this deceptively spacious, two bedroom maisonette which has been recently refurbished throughout. Located on the ever popular Avon Avenue, the property is ideally located for local amenities, transport links and the A19 Tyne Tunnel. Briefly comprising of: entrance hallway and kitchen to the ground floor. To the first floor you will find the lounge, large family bathroom and two good sized bedrooms. The property is warmed via gas central heating and has the added benefit of UPVC windows throughout. Externally there is a large, private rear yard and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access door to the kitchen and large understairs cupboard.

Kitchen

Modern kitchen fitted with a range of wall and base units, integrated hob, oven and extractor fan, breakfasting area and an access door to the rear yard.

First Floor Landing

With access doors to the lounge, family bathroom and both bedrooms.

Lounge

Bright and airy lounge with UPVC window overlooking the front aspect and a gas central heating radiator.

Main Bedroom

Spacious main bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bedroom Two

Good sized second bedroom with a UPVC window overlooking the front aspect and a gas central heating radiator.

Family Bathroom

Large family bathroom which has been clad throughout, low level WC, wash hand basin and bath with shower over.

External Areas

Large private yard to the rear.

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

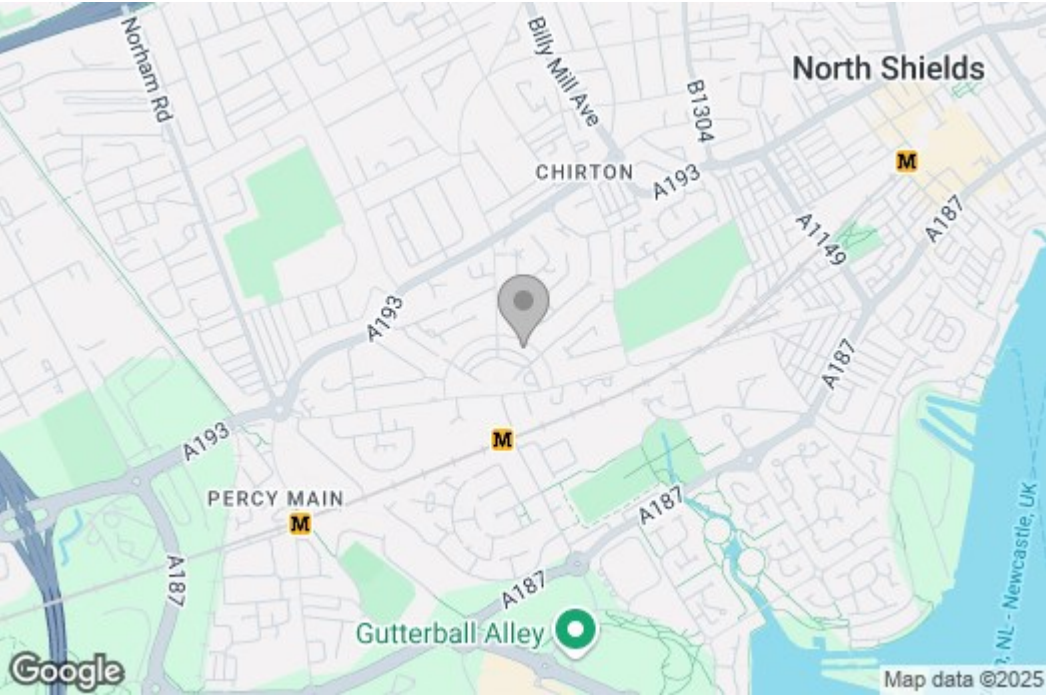
Upfront Costs:

1 Months rent upfront

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

Floor Plan

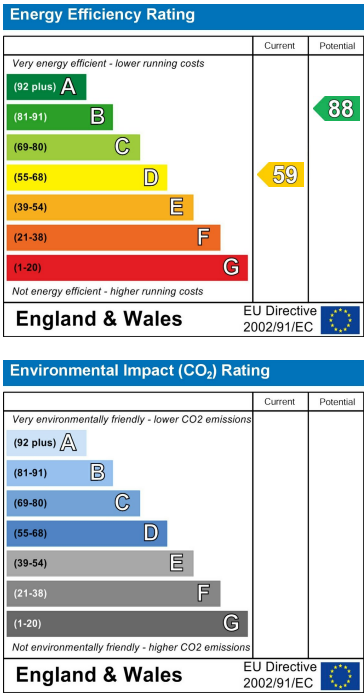
Area Map



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.

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