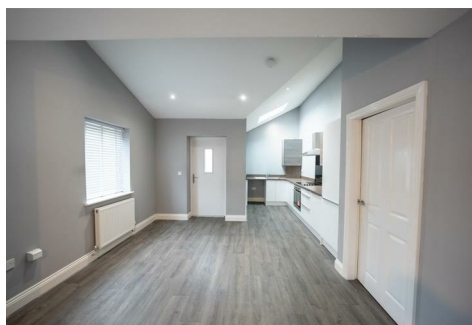




156 Boldon Lane, South Shields, NE34 0BY

£650 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this beautifully presented, two bedroom ground floor flat on the ever popular Boldon Lane which is ideally located near to local amenities, schools and transport links. Briefly comprising of entrance hallway, open plan lounge/kitchen with integrated oven, hob, fridge/freezer, modern family bathroom with separate shower cubicle and two good sized bedrooms. The property benefits from Gas Central Heating and UPVC windows/doors throughout. Externally there is a private, low maintenance, astro turfed rear garden with ample off street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With handy storage cupboard, access doors leading to all rooms and gas central heating radiator.

Lounge/Kitchen

Neutrally decorated open plan lounge/kitchen area with UPVC window and door to the rear aspect and gas central heating radiator. The kitchen is fitted with a range of modern high gloss wall and base units, integrated oven, hob, extractor and a fridge/freezer with a Velux window which allows more natural light. There is also a handy cupboard for more storage space.

Bathroom

Modern 3 piece fitted suite with low level WC and wash hand basin which is fitted into a vanity unit, bath, separate shower cubicle and heated towel rail.

Main Bedroom

Spacious main bedroom with UPVC window and gas central heating radiator.

Bedroom Two

Good sized second bedroom with UPVC window and gas central heating radiator.

External Areas

Private, low maintenance rear yard which has been covered with astro turf.

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

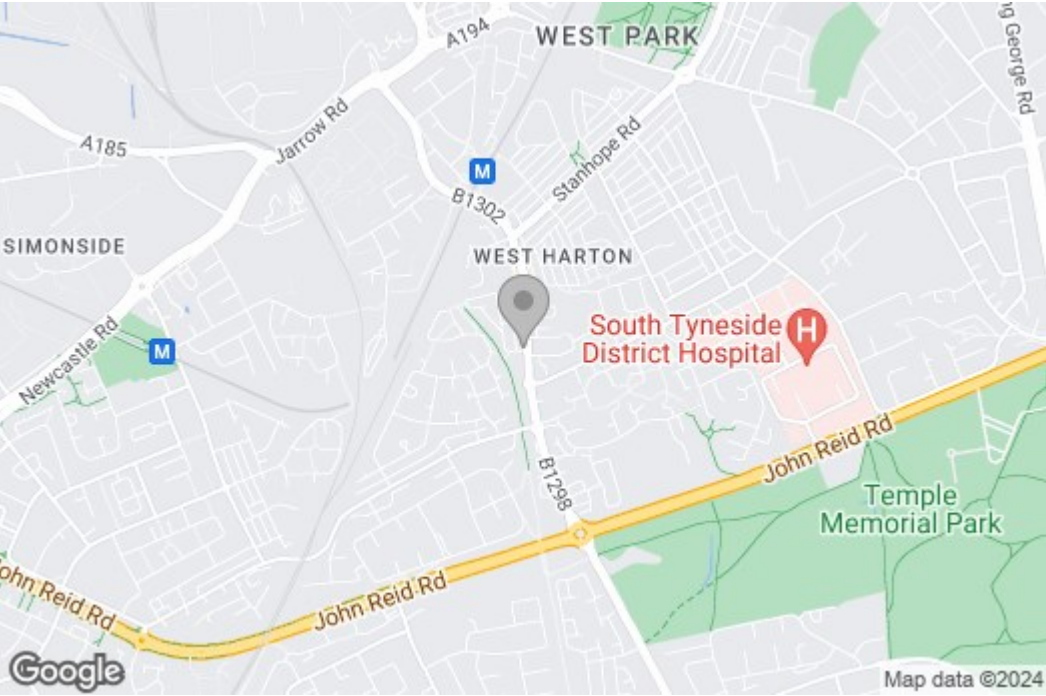
Upfront Costs:

1 Months rent upfront

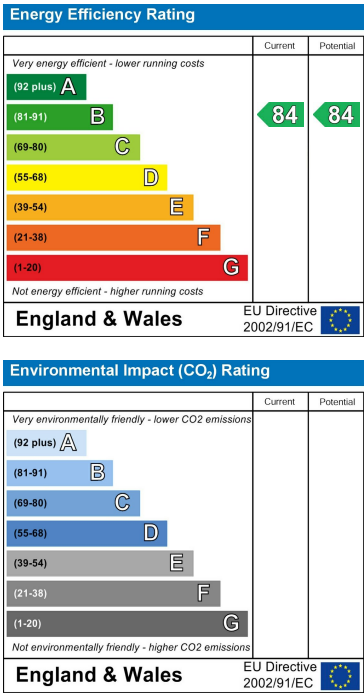
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.