







- Popular Location
- Two Bedrooms
- Gas Central Heating
- Council Tax Band \*A\*
- Call For More Information
- First Floor
- Close To Amenities
- Double Glazing
- Viewing Recommended





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/Xe5YAJdErwo> \*\***

#### FIRST FLOOR FLAT WITH PRIVATE YARD AND POTENTIAL TO CONVERT BACK TO THREE BEDROOMS

Welcome to this charming first-floor flat located on Cleveland Avenue in the heart of North Shields. Available NOW and offered part-furnished.

This lovely property boasts a generous bright and airy main reception room, part of which was formerly a bedroom, and offers a perfect space for entertaining guests or simply relaxing. With two cosy bedrooms, you'll have plenty of space for a small family or to set up a home office. There is a well appointed kitchen with a range of fitted units and an integrated oven and hob and also a modern bathroom WC with shower over the bath. Externally there is a yard to the rear.

The location of this property is without doubt extremely central, and you are within close proximity to a fantastic variety of amenities including shops, bars and restaurants. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well regarded schools.

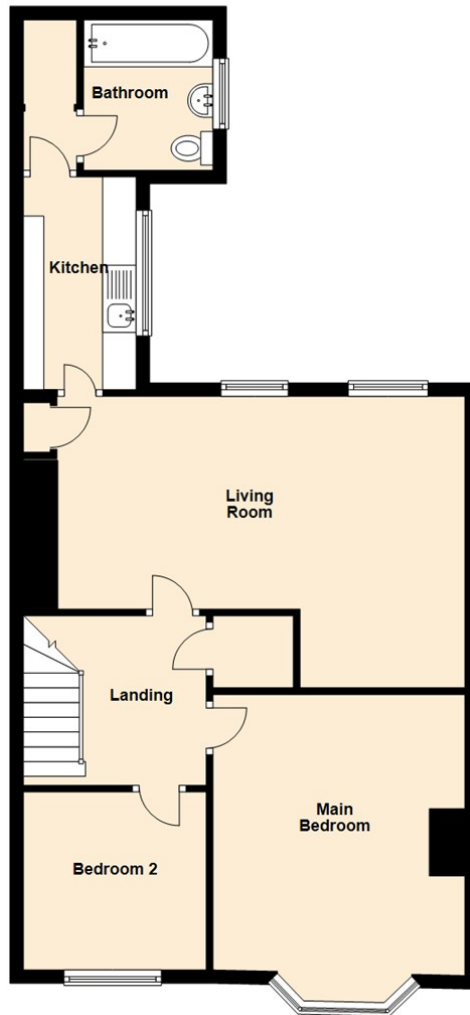
For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

Council Tax band \*A\*.





### First Floor




## The difference between house and home

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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

