



Church Cottage Preston Road, North Shields, NE29 0LW
£895 Per Calendar Month

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- TO RENT
- Detached two bedroom property
- Close to North Shields Town Centre with excellent transport links
- RENT £895 Per Calendar Month
- DEPOSIT £1030
- Available Immediately

RENTAL INFORMATION

COUNCIL TAX: C
EPC RATING: D
RENT: £895 pcm
TERM: 6 month initial term
DEPOSIT: £1030
HOLDING FEE: £200
PROPERTY TYPE: Detached
CONSTRUCTION: Traditional
UTILITIES: All mains
PARKING: On Street - Permitted may be required.

LOCATION

Located in North Shields, the house benefits from a vibrant community atmosphere, with local amenities, schools, and parks within easy reach. The area is well-connected, providing excellent transport links to nearby cities and attractions, making it an ideal base for those who commute or enjoy exploring the region.

DESCRIPTION

The property consists a two bedroom detached house which has been fully refurbished throughout.

ACCOMODATION

GROUND FLOOR

Entrance Lobby

Providing access to ground floor rooms and stairs to first floor:-

Living Room

12'5" x 11'1" (3.8m x 3.4m)
UPVC window. Radiator. Wood effect flooring.

Dining Room

10'9" x 9'6" (3.3m x 2.9m)
UPVC window. Radiator. Wood effect flooring.

Kitchen

9'6" x 8'2" (2.9 x 2.5)
Fitted with a range of white gloss wall and floor units with black composite worktop. White tile splashback. Stainless steel sink and wood effect floor.
Kitchen features a built in pantry cupboard and an Electric cooker point and over hood extractor.
Window overlooking rear garden.

Utility Room

5'10" x 7'10" (1.8 x 2.4)
White gloss units with complementing worktops and wood effect flooring.
Plumber for washing machine.
Door to side garden.

FIRST FLOOR

Bedroom 1

11'0" x 10'7" (3.37m x 3.24m)
Built in cupboard. Radiator. UPVC Window. Grey carpets

Bedroom 2

11'0" x 9'10" (3.37m x 3m)
Built in cupboard. Radiator. UPVC Window. Grey carpets

Study/Office

7'8" x 4'3" (2.36m x 1.3m)
Stairs bulkhead to corner of room.

Bathroom

6'10" x 7'8" (2.1m x 2.35m)
White WC, basin and bath with shower over. White tiles to walls. Radiator.
Extractor fan. Grey wood effect flooring.

EXTERNAL

Gardens to front, side and back.

RENT

The rent is £895pcm.

DEPOSIT

DEPOSIT: £1030.00

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at www.depositprotection.com

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D (64). A full copy of the report is available upon request.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

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To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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