GORDON BROWN
SALES & LETTING









84 Ashley Road, South Shields, NE34 0PD

£675 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this two bedroom, ground floor flat situated on Ashley Road, South Shields. The property is ideally located within a close proximity of all local amenities including South Tyneside Hospital and being located just off of the A19, it provides easy access to Sunderland and Durham City Centre. The property briefly comprises of: entrance hallway, two bedrooms, lounge, kitchen and bathroom. Externally, there is a private yard to the rear which is perfect for those Summer evenings and ample on-street parking. The property also benefits from double glazing and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway
Accessed through a UPVC door with doors leading through the both bedrooms, the lounge and a handy storage cupboard.

Lounge
Spacious lounge with feature "living flame"effect electric fire, UPVC window overlooking the rear aspect and a gas central heating radiator.

Kitchen
Fitted with a range of wall and base units, integrated oven, hob and extractor fan, UPVC door leading to the rear yard and a gas central heating radiator.

Main Bedroom
Bright and airy main bedroom with UPVC bay windows overlooking the front aspect and a gas central heating radiator.

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

Bathroom
Fitted with a low level WC, wash hand basin and a bath with shower over.

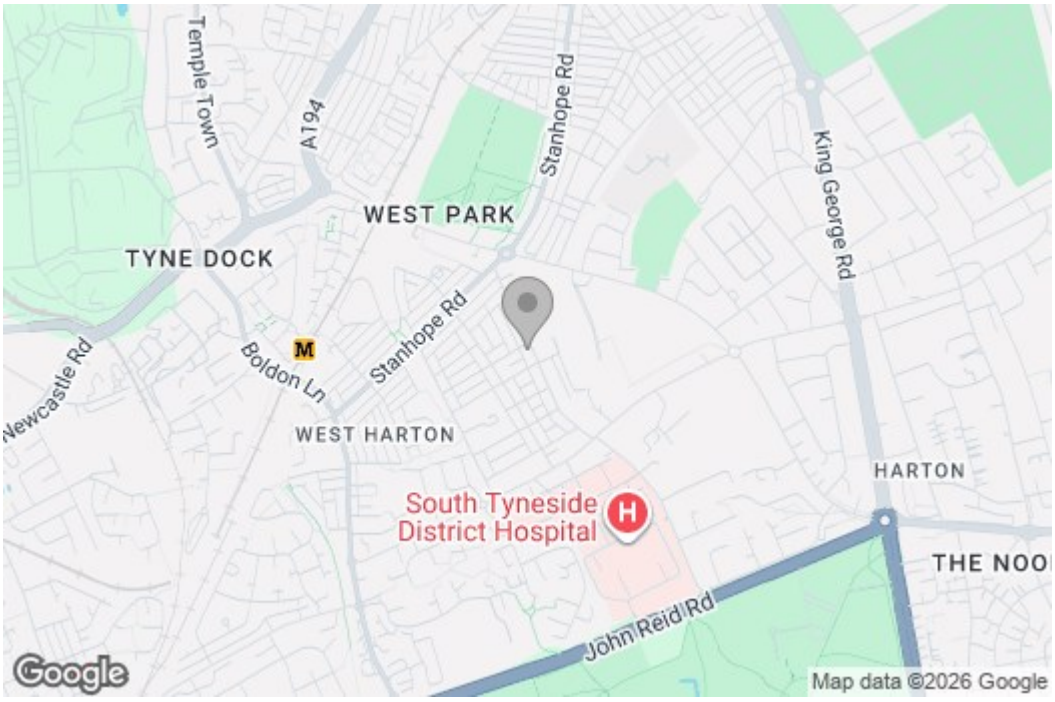
External Areas
Private rear yard.

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

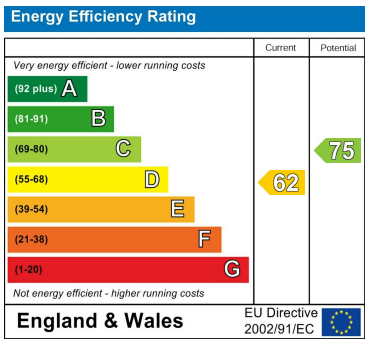
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

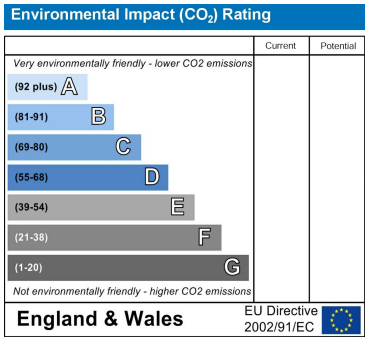
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk