

Andrew Craig

The Property Specialists

andrewcraig.co.uk



Simpson Close, Boldon Colliery

£525 Monthly

EPC Rating:

Ref: 380268



122 Fowler Street, , South Shields. NE33 1PZ
Telephone: 0191 4271722
E-mail: shields@andrewcraig.co.uk



The Agent of the North

Simpson Close, Boldon Colliery



Located upon a popular residential estate, benefiting from pedestrian access only to the frontage. We offer to the rental market a spacious mid link house which has been refurbished to a high standard throughout and would be ideal for either couples or families alike.

Comprising: Lounge, kitchen/dining room, two double bedrooms (both with fitted wardrobes) and re-fitted family bathroom. Gardens to the front and rear complete the accommodation

ENTRANCE

Double glazed front door to entrance porch.

ENTRANCE HALLWAY

Stairs up to first floor, ceramic tiling to floor and radiator.

LOUNGE 3.76m (12'4) x 3.48m (11'5)

Adams style fire surround, living flame gas fire, laminate flooring, bow window, single radiator.

DINING KITCHEN 5.42m (17'9) x 3.38m (11'1) into alcoves

Built in cupboard, wall and base units with work tops over, insert sink, electric oven with gas hob, ceramic tiling to splash backs and floors, French doors to rear garden and radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard.

FRONT BEDROOM 3.94m (12'11) measured to range of wardrobes x 3.03m (9'11)

Built in cupboard to stair head and single radiator.

REAR BEDROOM 2.92m (9'7) plus door recess x 3.18m (10'5) measured to fitted wardrobes

Single radiator, fitted wardrobes.

BATHROOM

Incorporating built in cupboard, white suite of panelled bath with shower over, pedestal wash basin, low level WC. Panelling to walls and vinyl flooring, heated chrome towel rail.

EXTERNALLY

To the front gravelled beds and pedestrian access. To the rear there is a garden with external store.

The Agent Of The North

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Conveyancing, Lettings, Property Management, Surveys and Valuations. Call now on 0191 226 1222

Information

To proceed to rent this property you will have to sign a Holding Deposit Agreement and pay a Holding Deposit of one weeks' rent, which will be used as part of the first rent payment upon signing the tenancy agreement. The Holding Deposit Agreement will give you details of the circumstances that could lead to your holding deposit becoming non-refundable, as per the terms of the Tenant Fees Act 2019. We use an affordability calculator of an annual income equivalent to 2.5 times the annual rent. If you do not meet this criteria, you may need a guarantor. You must answer questions about credit worthiness (ie CCJ's). A payment of one months rent plus a deposit of up to five weeks rent will be required to move in. We offer tenants the choice of a standard up front deposit payment or a deposit replacement scheme with a payment equal to one weeks rent. We are members of the RICS CMP scheme and the PRS redress scheme. Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes and they should not be relied upon. Potential tenants are advised to recheck the measurements.

Working Hard For You

Our Customer Care Centre is open until 8pm EVERY weekday and 10am - 4pm EVERY Saturday and Sunday so if lazy Sundays are not your thing we would love to hear from you. Call either your local branch or 0191 4958270