



**12 Talbot Road**  
South Shields  
South Tyneside  
NE34 0QJ

**£675 pcm**

Ground Floor Apartment  
Two Bedrooms  
Available Immediately  
Well Presented Throughout  
Ideal Starter Home  
Popular Location





Safe and Secure are delighted to welcome to the rental market this two bedroom ground floor apartment, available immediately on an unfurnished basis. Situated on Talbot Road, South Shields, the property is ideally located within a close proximity of all local amenities including South Tyneside Hospital. The property is also conveniently located just off of the A19 providing access to Sunderland and Durham City Centre.

Briefly comprising of: an entrance hall, lounge, kitchen, two bedrooms, family bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

#### **ENTRANCE PORCH**

Double glazed entrance door.

#### **ENTRANCE HALL**

Double glazed entrance door and built in storage cupboard.

#### **LOUNGE**

13' 3" x 14' 0" (4.06m x 4.28m) Double glazed window to rear and radiator.

#### **KITCHEN**

9' 7" x 5' 4" (2.93m x 1.64m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, electric cooker point, space for washing machine, radiator, double glazed window to rear and double glazed door to rear.



### **BEDROOM 1**

14' 0" x 15' 5" (4.27m x 4.72m) Double glazed window to front and radiator.

### **BEDROOM 2**

7' 6" x 10' 9" (2.29m x 3.29m) Double glazed window to rear and radiator.

### **BATHROOM**

Part tiled walls, white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, built in storage cupboard, combination boiler and double glazed window to rear.

### **REAR YARD**

Mainly paved area enclosed by brick boundaries with gated access.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

South Tyneside Metropolitan  
Borough Council  
A  
TBC

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

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**Agents Note:** 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 only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.