



## 25 Aldwych Street

South Shields, Tyne and Wear, NE33 3BZ

£575 pcm

Spacious three bedroom first floor flat in popular location approximately ¼ mile south of South Shields Town Centre.

- Three bedroom first floor flat
- Popular location
- Modern Kitchen with integral appliances
- Gas fired central heating system
- Additional spacious attic room
- Shared rear yard
- Council tax band A
- EPC Rating E

**Tel: 01434 608980**

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

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## DESCRIPTION

Spacious three bedroom first floor flat in popular location approximately ¼ mile south of South Shields Town Centre. The property comprises of an entrance hallway and stairs leading to the first floor. The first floor is spacious and comprises three bedrooms, two of which have fitted wardrobes. The lounge is spacious with windows overlooking Osbourne Avenue and the rear yard. There is also a feature fireplace. The kitchen benefits from modern fitted units with integral oven, hob, fridge/freezer and dishwasher. The bathroom is fitted with a bath, overhead shower, WC and wash hand basin. Stairs lead from the hallway into the attic space which provides additional accommodation with Velux roof lights. There is a shared yard to the rear.



## LOCATION

The property is located on the corner of Osbourne Avenue and Aldwych Street approximately ¼ mile south of South Shields Town Centre. There are amenities close by including a convenience store and the area also enjoys good access to the sea front. Extensive facilities are available in the town centre. The area is well served by public transport with the Metro giving direct access to Newcastle upon Tyne City centre around 12 miles to the west.



## SERVICES

Mains electricity, gas, water and drainage are connected. There is also a gas fired central heating system.

## CHARGES

The tenant will be required to meet all outgoings including council tax. The holding deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

## DEPOSIT

£660 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



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### Hexham

Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
mail.hexham@youngsrps.com

### Newcastle

Shakespeare House, 18  
Shakespeare St, Newcastle upon  
Tyne, NE1 6AQ  
T: 0191 2610300  
mail.newcastle@youngsrps.com

### Alnwick

Russell House, Greenwell Road,  
Alnwick, NE66 1HB  
T: 01665 606800  
mail.alnwick@youngsrps.com

### Sedgefield

50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
mail.sedgefield@youngsrps.com

### Northallerton

80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004 / 781234  
mail.northallerton@youngsrps.com