



42 Derby Street, Jarrow, NE32 3AT

£550 PCM





## Key features

- GROUND FLOOR FLAT
- TWO BEDROOMS
- UNFURNISHED
- NEW GREY CARPETS
- UPVC DOUBLE GLAZING
- BIRCH COLOURED KITCHEN
- WHITE BATHROOM
- GARDEN TO THE FRONT
- PRIVATE REAR YARD
- VIEWING ADVISED



## Description

A spacious two bedroom ground floor flat located on Derby Street, Jarrow. The property has recently been painted throughout and new Grey carpets laid. Offered on a unfurnished basis the property has the benefit of UPVC double glazing and gas central heating. The property briefly comprises of a rear facing lounge, spacious kitchen with birch coloured units with cooking appliances, bathroom with white suite, two bedrooms and garden to the front with a private yard to the rear.



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### ENTRANCE HALL

UPVC door leading into the front of the property, central heating radiator, Corbels arch and grey carpet.

### LOUNGE

14'0" x 13'11"

Located to the rear with a feature fireplace, grey carpets, white painted walls, central heating radiator and UPVC window.

### KITCHEN

12'3" x 7'11"

Range of birch coloured wall and floor units with integral electric oven and hob, cooker hood, integral stainless steel sink unit with mixer tap, part tiled, plumbing for automatic washing machine, rear exit, UPVC window, UPVC wall mounted central heating boiler, internal door to bathroom.

### BEDROOM ONE

13'1" x 14'8"

Front facing with UPVC window, central heating radiator and grey carpets.











#### BEDROOM TWO

10'5" x 7'6"

Central heating radiator, UPVC window and grey carpets

#### EXTERNAL

There is a fenced garden to the front of the property and a private yard to the rear.

#### DISCLAIMER LETTINGS

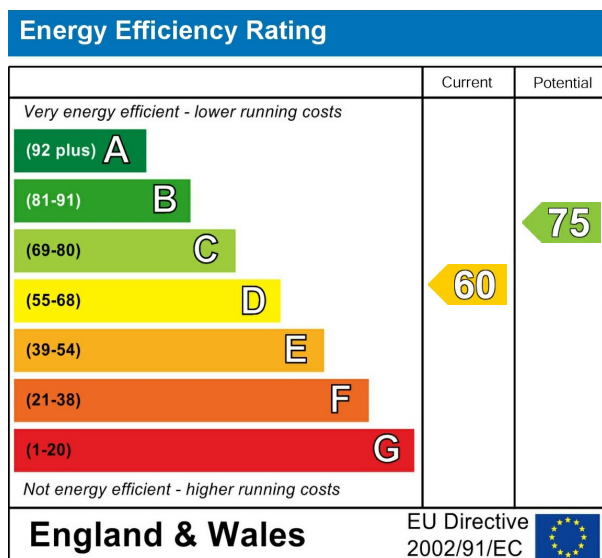
##### WE REQUIRE

One month's rent in advance = £550

One month's rent as a damage deposit = £550

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.



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