



To rent

2 bed terraced house to rent in

Margaret Terrace, Highfield, Rowlands Gill,
Tyne & Wear, NE39 2NG

£695 pcm

H x2 D x1 B x1

Off Street parking

Unfurnished

Property features

- ✓ Two double bedrooms
- ✓ Terraced property
- ✓ Ground floor bathroom
- ✓ WC to the first floor
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson offer to the market this two bedroom terraced property situated in Highfield, Rowlands Gill.

The property briefly comprises of: Lounge with staircase to the first floor, breakfasting kitchen with an attractive range of wall and floor units, inner lobby with access to rear yard, bathroom with modern suite. The loft space is boarded with electricity.

To the first floor is the master bedroom with a separate WC and second double bedroom. Externally there is an enclosed yard to the rear with gates allowing for off road parking if required.

Call now to view.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.

- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £801.92

Rent: £695 pcm

Property Type: Terraced House

Parking: Off Street

Heating: Gas

External Image

Front of property

Lounge

5.84m x 4.70m (19'1" x 15'5")

Double glazed window, understairs cupboard, radiator, wall mounted electric fireplace, laminate to floor, coving and ceiling rose, stairs to first floor
awaiting image

Kitchen

3.45m x 3.33m (11'3" x 10'11")

Double glazed window, radiator, black and white wall and base units, pine effect roll top work surfaces, black tiles to floor, splashback tiles around units, door to rear yard, door through to bathroom

Bathroom

2.18m x 1.93m (7'1" x 6'3")

Low level wc, panelled bath with shower over, pedestal wash hand basin, double glazed window, heated towel rail, tiled black flooring.

Bedroom one

4.72m x 2.57m (15'5" x 8'5")

Double glazed window to the front, radiator, laminate flooring, door to wc.

W.C

Low level w.c and sink unit
awaiting image

Bedroom two

3.66m x 2.64m (12'0" x 8'7")

Double glazed window to the front, carpets, built in storage cupboard, radiator, coving to the ceiling.

External rear

Rear yard with brick outhouse, block paving



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Margaret Terrace, Highfield, Rowlands Gill, Tyne & Wear, NE39 2NG

Contact your local branch today for more information on this property:

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

