



To rent

2 bed upper flat to rent in NE32

Albert Road, Jarrow, Jarrow, Tyne and Wear, NE32 5JU

£645 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM FIRST FLOOR FLAT
- ✓ DOUBLE GLAZED / GAS CENTRAL HEATING
- ✓ LARGE PRIVATE REAR COURTYARD
- ✓ REFURBISHED / REDECORATED
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| TWO BEDROOM FIRST FLOOR FLAT | DOUBLE GLAZED & GAS CENTRAL HEATING | LARGE PRIVATE COURTYARD TO REAR | WELL PRESENTED THROUGHOUT |

Pattinson Estate Agents are delighted to offer to the rental market this two bedroom first floor flat situated on Albert Road, Jarrow. Ideally located for an array of schools and within walking distance to local amenities including the Viking Shopping Centre Jarrow and Jarrow Bus and Metro Interchange for onward journeys to Newcastle City Centre, South Shields and Connections to Sunderland City Centre. Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

Briefly comprising of: Entrance/Hallway, First Floor Landing, Lounge, Kitchen, Two Bedrooms and the Family Bathroom. Externally to the rear there is a private large courtyard providing secure off street parking. Properties in this location are extremely popular and early viewing is highly recommended.

To arrange a viewing call PATTINSON JARROW: 0191 489 7431 or email: jarrow@pattinson.co.uk

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: £600.00

Length of Tenancy: 6 months

Rent: £645 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: Off Street

Heating: Gas

Entrance/Hallway

0.90m x 0.90m (2'11" x 2'11")

UPVC part glazed door leading to entrance, stairs to first floor;

First Floor Landing

2.10m x 2.40m (6'10" x 7'10")

Loft access, gas central heating radiator, doors to;

Lounge

4.50m x 3.70m (14'9" x 12'1")

Double glazed window to rear aspect, gas central heating radiator, door to;



Kitchen

3.30m x 2.30m (10'9" x 7'6")

A range of wall and base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, built in electric oven, electric hob, plumbing for washing machine, space for fridge freezer, vinyl flooring, double glazed window to side aspect, door to rear stairs/Court yard:



Kitchen (Additional)



Bedroom One

4.40m x 3.50m (14'5" x 11'5")

Double glazed windows to front aspect, gas central heating radiator, built in wardrobes;



Bedroom Two

3.20m x 2.40m (10'5" x 7'10")

Double glazed window to front aspect, gas central heating radiator;



Family Bathroom

3.50m x 2.20m (11'5" x 7'2")

A suite comprising of: Bath with mains shower over, pedestal wash hand basin, W/C, gas central heating radiator, built in storage, combi boiler, vinyl flooring, double glazed window to rear aspect;



External Front

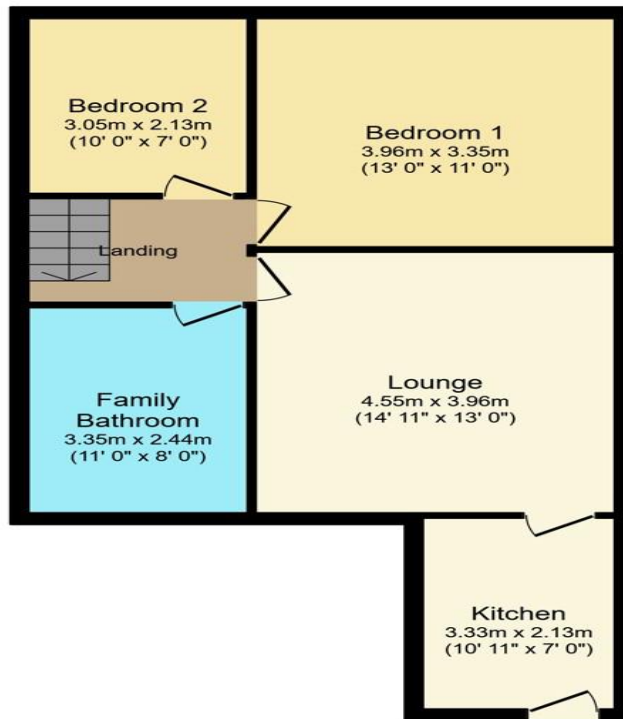
Path leading to entrance;



External Rear

Private enclosed Court Yard, electric roller shutter garage door, built in storage, steps to rear aspect;





Floor area 63.7 sq. m. (686 sq. ft.) approx

Total floor area 63.7 sq. m. (686 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431,
jarrow@pattinson.co.uk, www.pattinson.co.uk**

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