



To rent

2 bed upper flat to rent in NE31

Collingwood Street, Hebburn, Tyne and Wear, NE31 2XW

£645 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- ✓ DOUBLE GLAZED / GAS CENTRAL HEATING
- ✓ PRIVATE REAR COURTYARD
- ✓ WELL PRESENTED
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 *** SPACIOUS LIVING *** DOUBLE GLAZED *** GAS CENTRAL HEATING *** WELL PRESENTED *** POPULAR LOCATION ***

Pattinson Estate Agents are delighted to bring to the rental market this stunning spacious two bedroom first floor flat on Collingwood Street, Hebburn. Ideally located for an array of high performing OFSTED rated schools, local amenities, restaurants and the Viking Shopping Centre moreover Jarrow Bus and Metro Interchange for journeys to Newcastle City Centre, Sunderland and South shields.

Briefly comprising of; Entrance/Hallway, First Floor Landing, Lounge/Diner, Kitchen, Two Bedrooms (formally three) and the Family Bathroom. Externally to the rear lies a private enclosed courtyard with gated access to the rear lane.

Properties in the area are extremely popular and an early viewing is strongly recommended.

Please call PATTINSON JARROW; 0191 489 7431 or email; jarrow@pattinson.co.uk

NO AGENT FEES. NO DEPOSIT OPTION AVAILABLE! T&C and fees apply. Subject to passing referencing. Visit www.reposit.co.uk or ask us for more information.

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: £744.00

Rent: £645 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas

Entrance/Hallway

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

External Front



First Floor Landing

Gas central heating radiator, doors to;



Lounge / Diner

Double glazed windows to rear aspect, electric fire with feature surround complemented with marble hearth, gas central heating radiators, laminated flooring, door to;



Lounge / Diner (Additional)



Kitchen

A range of wall and base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, built in gas double oven with gas hob and extractor over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, laminated flooring, recess lighting, double glazed window to side aspect, doors to;



Kitchen (Additional)



Family Bathroom

A white suite comprising of; Bath with electric shower over, pedestal wash hand basin, W/C, gas central heating radiator, recess lighting, laminated flooring, double glazed window to side aspect;



Family Bathroom (Additional)



Rear Staircase

Stairs to ground floor, UPVC door leading to rear court yard;

Bedroom One

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



Bedroom Two

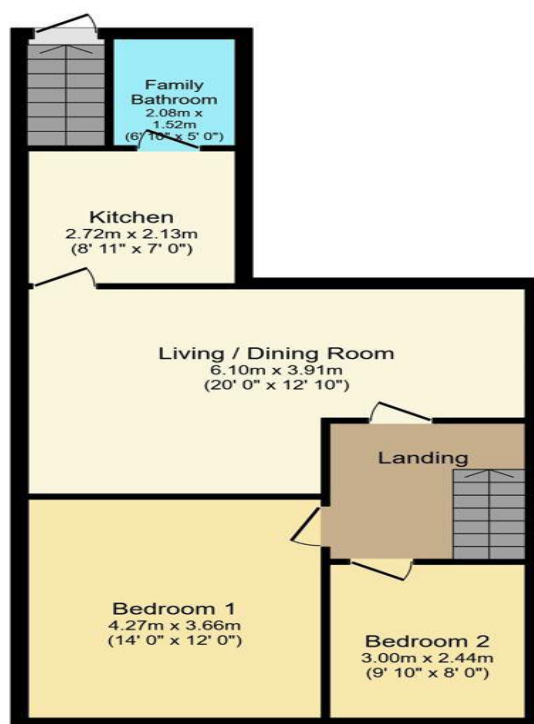
Double glazed window to front aspect, gas central radiator;



External Rear

Private enclosed walled garden, gated access to rear lane, external storage;



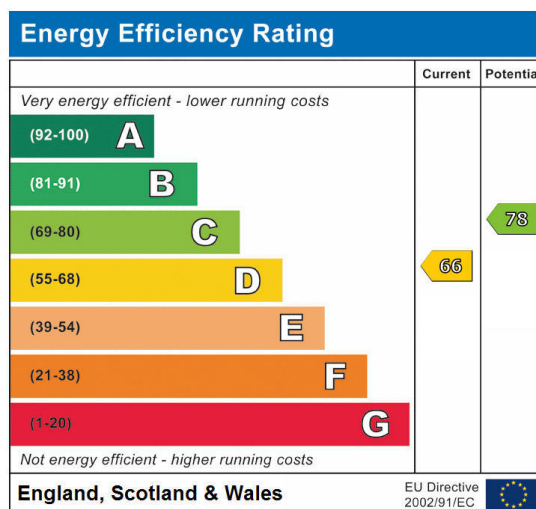


Floor area 64.4 sq. m. (693 sq. ft.) approx

Total floor area 64.4 sq. m. (693 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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Collingwood Street, Hebburn, Tyne and Wear, NE31 2XW

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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