


## 3 bed terraced house to rent in

Warkworth Avenue, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 3PS

# £1,500 pcm

x 3 x 1 x 2

On Street parking

Unfurnished

## Property features

- Three Bedroom Mid Terraced
- Heart of Whitley Bay
- Unfurnished
- Quiet Pedestrianised Street
- EPC Rating D

## Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas

### Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinsons welcome to the rental market this beautiful three bedroom unfurnished mid terraced house situated in the heart of Whitley Bay in this quiet pedestrianised street in within walking distance to the town centre, sea front, excellent transport link and is also in the catchment area for excellent local schools.

Comprising entrance hallway, lounge with bay window, fire surround with open fire, dining room, fully fitted kitchen with a range of wall and floor units, all appliances, downstairs wc, utility room, first floor landing, bedroom 1 double to the front with fireplace, bedroom 2 double to the rear with fitted wardrobes, bedroom 3 single to the front of the property, good sized family bathroom with white suite, rainfall shower, part tiled, wash hand basin, wc.  Externally there is a front garden.  Rear yard with off street parking.

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: B

Deposit: £1,730.77

Rent:  £1,500 pcm

Property Type: Terraced House

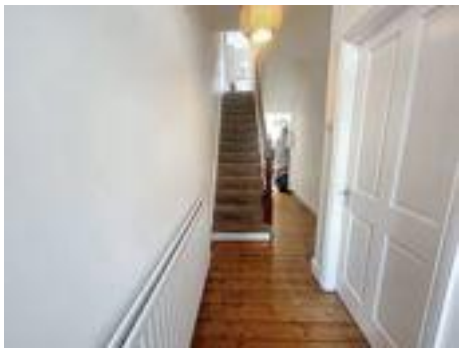
USPs: Allows smokers

Parking: On Street

Heating: Gas

## Hallway

Entrance from the porch, stripped wood flooring, radiator.



## Lounge

*4.83m x 3.60m (15'10" x 11'9")*

Bright lounge with double glazed bay window stripped wood flooring, feature fireplace with open fire, shelving, radiator.



## Dining Room

*4.218m x 3.575m (13'10" x 11'8")*

To the rear of the property with stripped wood flooring, double glazed window, radiator.



## Kitchen

*2.756m x 2.519m (9'0" x 8'3")*

Fully fitted with a range of wall and floor units, integrated double oven, hob, extractor fan, dishwasher, fridge freezer, door to the rear yard.



## Downstairs wc

*2.02m x 1.25m (6'7" x 4'1")*

White suite, wash hand basin with storage, wc, heated towel rail, door to the utility room.



## Landing

*4.971m x 1.802m (16'3" x 5'10")*

With storage cupboards



## Bedroom 1

*4.077m x 3.696m (13'4" x 12'1")*

Double to the front of the front of the property with double glazed window, feature fireplace, radiator.



## Bedroom 2

*3.82m x 3.65m (12'6" x 11'11")*

Double to the rear of the front of the property with double glazed window, feature fireplace, fitted wardrobes, radiator.



## Bathroom

*2.925m x 2.548m (9'7" x 8'4")*

Good sized bathroom with white suite, rainfall shower, double glazed window, heated towel rail, part tiled walls.



## Bedroom 3

*2.629m x 1.929m (8'7" x 6'3")*

Single to the front of the property with double glazed window, radiator.



## Rear

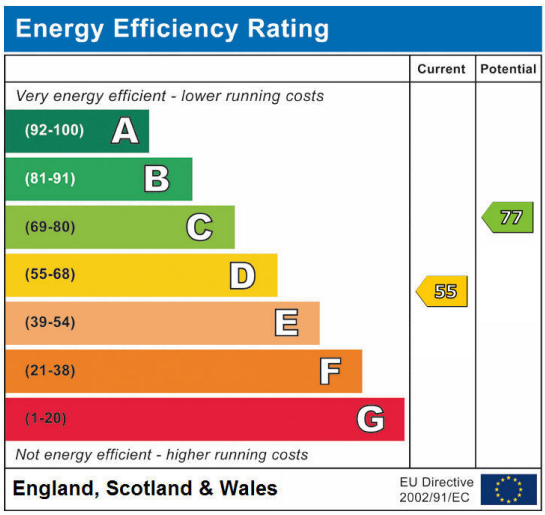
Sunny rear yard providing of street parking.






Total floor area 86.1 m² (926 sq.ft.) approx

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

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

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