



2 bed upper flat to rent in NE24

Fallow Park Avenue, Newsham, Blyth,
Northumberland, NE24 5RS

£550 pcm Unfurnished

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Upper Flat
- ✓ Close To Local Amenities
- ✓ Recently Refurbished
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Linda Ritchie
Senior Manager
Blyth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Introducing a delightful 2-bedroom upper flat situated in the charming neighbourhood of Newsham, Blyth.

As you ascend the staircase, you are greeted by a well-maintained upper floor flat boasting a stunning arrangement of two spacious, light-filled bedrooms. Each room offers ample space for comfort and functionality, while maintaining a tranquil atmosphere to unwind in.

The flat also includes a dedicated reception area; an inviting space for entertaining or relaxing after a long day. A beautifully designed space, it encourages delightful moments of relaxation and leisure.

One of the most riveting aspects of this property is its superb location. Residing in close proximity to local amenities, you'll have quick and convenient access to shops, restaurants and various services right in the heart of Newsham. This strategic location positively boosts the lifestyle of its inhabitants by providing an ease of day to day liveliness in the area.

This property serves as an excellent residential rental opportunity, providing a superb investment prospect. Tenants will appreciate the comfortable living arrangements and the well-connected locale. The property offers a balance between peaceful living and the convenience of urban life.

Don't miss the opportunity to visit and appreciate this intriguing property. This might just be the perfect rental residence you've been searching for on the Blyth property market. We anticipate a lot of interest, so please get in touch to arrange a viewing. We look forward to welcoming you to this lovely upper flat in Newsham, Blyth.

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: £364.62

Rent: Unfurnished £550 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas

Entrance Hallway

Stairs to first floor.

Lounge

3.37m x 4.09m (11'0" x 13'5")

Double glazed window, central heating radiator, feature fire surround with hearth, built in storage cupboard.



Kitchen

3.60m x 2.57m (11'9" x 8'5")

Two double glazed windows, fitted wall and base units with work surfaces over, single sink and drainer with mixer tap. Tiled splashbacks, plumbed for washing machine, central heating radiator.



Bedroom One

4.15m x 3.41m (13'7" x 11'2")

Two double glazed windows, central heating radiator, storage cupboard.



Bedroom Two

3.19m x 4.45m (10'5" x 14'7")

Double glazed window, storage cupboard, central heating radiator.



Bathroom

2.43m x 1.44m (7'11" x 4'8")

Low level wc, wash hand basin, panelled bath, tiled walls, double glazed frosted window.



External

Communal area to the front and shared area's to the rear with outhouse.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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

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