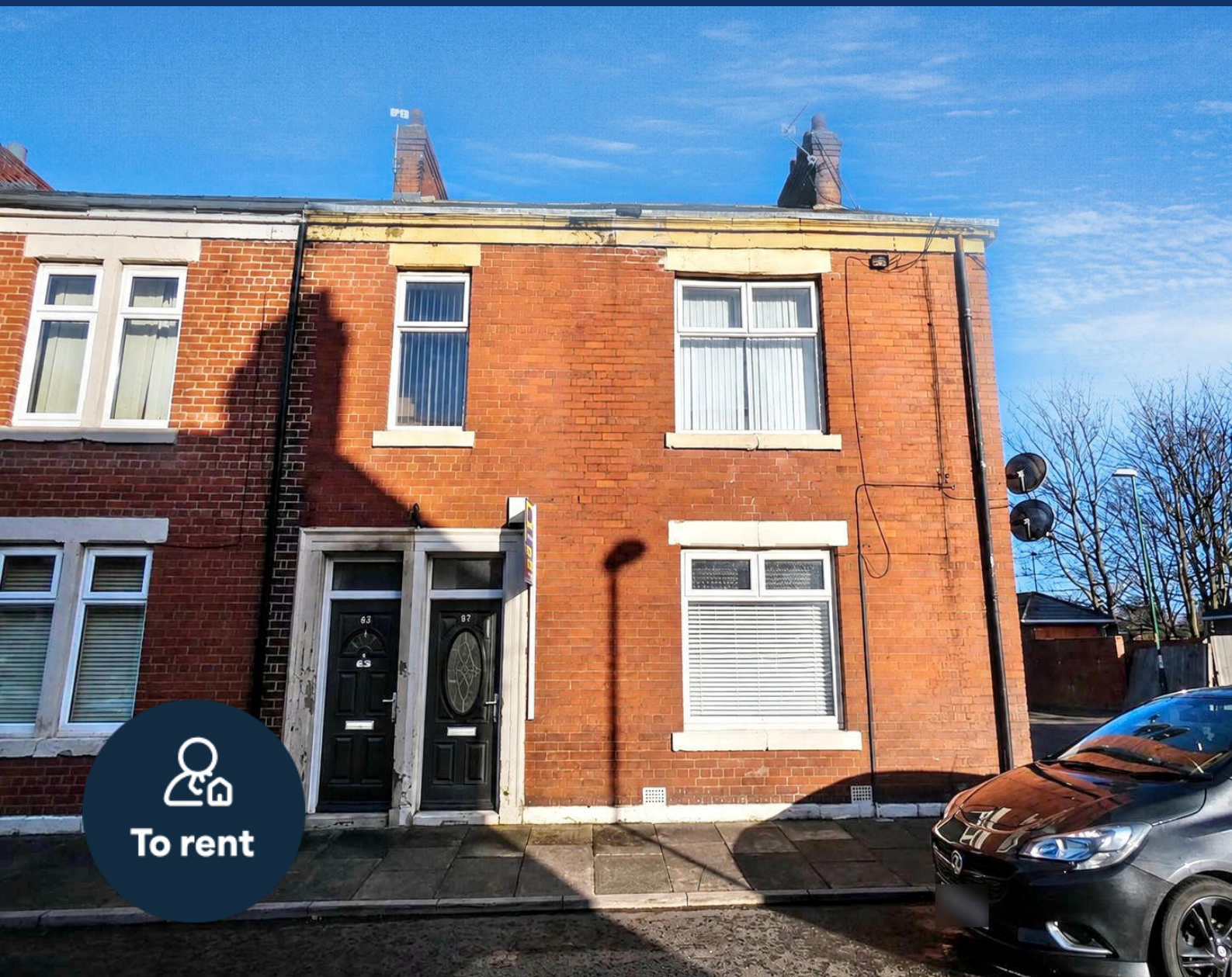




2 bed lower flat to rent in NE32

Northbourne Road, Jarrow, Jarrow, Tyne and Wear, NE32 5JS

£675 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ WONDERFULLY PRESENTED LOWER FLAT
- ✓ TWO BEDROOMS
- ✓ MODERN FITTED KITCHEN & BATHROOM
- ✓ PRIVATE REAR COURTYARD
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Lower Flat located on Northbourne Road, Jarrow.

Wonderfully presented throughout, the property benefits from a recently installed kitchen & bathroom suite with two spacious bedrooms and lounge.

The property is ideally located for local amenities with Jarrow Viking Shopping Centre nearby along with Jarrow Bus & Metro Interchange for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre & the coast. Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hall, Lounge, Bedroom One, Bedroom Two, Kitchen, Inner Hall & Bathroom. Externally to rear is a private enclosed courtyard with artificial lawn and gated access to the rear lane.

Call Pattinson Jarrow on 0191 4897431 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: £778.85

Rent: £675 pcm

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front



Entrance/Hallway

3.84m x 2.04m (12'7" x 6'8")

Part glazed UPVC door leading to entrance, gas central heating radiator, built in storage;



Lounge

4.56m x 4.06m (14'11" x 13'3")

Double glazed window to front aspect, gas central heating radiator, gas fire with feature surround;



Bedroom One

4.28m x 3.63m (14'0" x 11'10")

Double glazed window to rear aspect, gas central heating radiator, marble fire with feature surround and cast iron inset;



Bedroom Two

3.14m x 2.14m (10'3" x 7'0")

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



Kitchen

3.83m x 2.58m (12'6" x 8'5")

A range of wall and base units with contrasting work surfaces, electric oven, gas hob with extractor over, tiled splashbacks, recess lighting, space for fridge freezer, plumbing for washing machine, vinyl flooring, built in storage with combi boiler, gas central heating radiator, double glazed window to side aspect;



Inner Hall

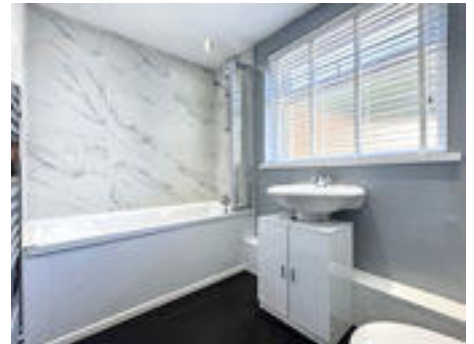
2.31m x 0.83m (7'6" x 2'8")

Vinyl flooring, UPVC part glazed door to courtyard;

Bathroom

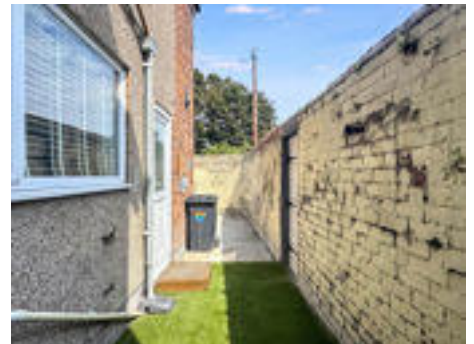
1.88m x 2.52m (6'2" x 8'3")

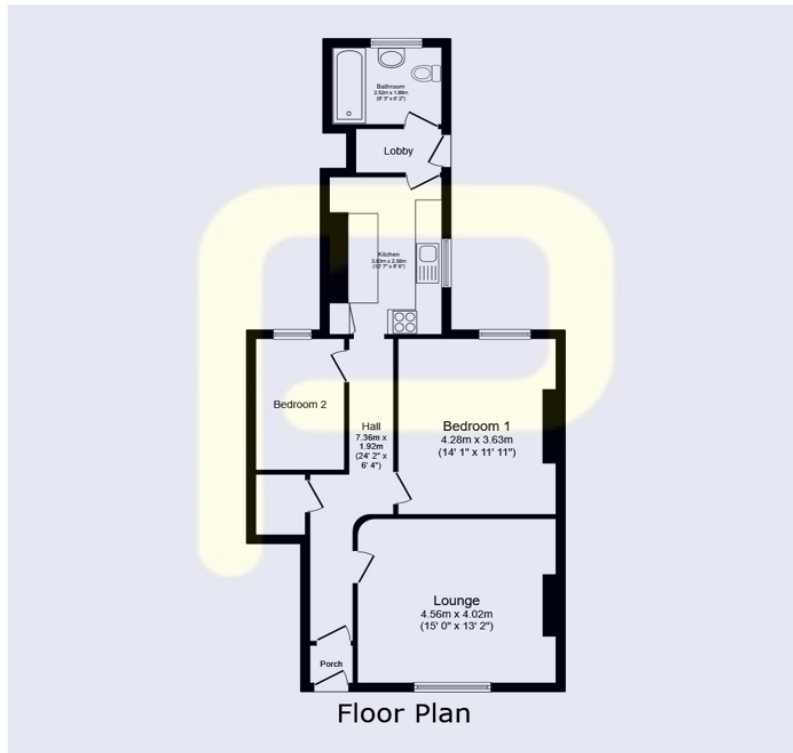
A white suite consisting of bath with shower riser over, W/C, pedestal wash hand basin, part tiled walls, recess lighting, extractor, vinyl flooring, chrome towel gas central heating radiator, double glazed window to rear aspect;



External Rear

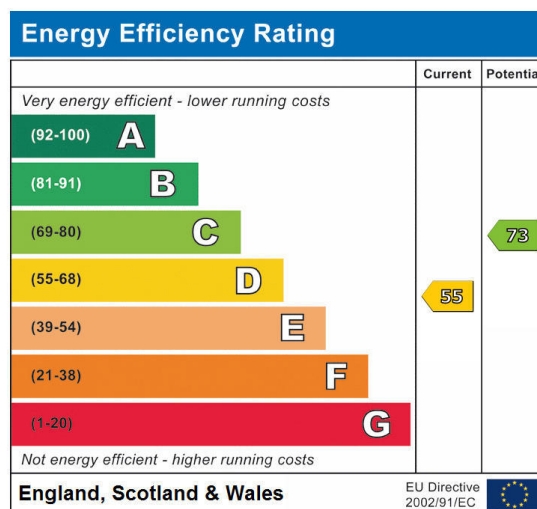
Private walled courtyard, artificial turf, gated access to rear lane;





Total floor area: 70.7 sq.m. (761 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Northbourne Road, Jarrow, Jarrow, Tyne and Wear, NE32 5JS

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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