



3 bed upper flat to rent in NE31

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

£675 pcm

H x3 D x1 B x1

On Street parking

Furnished

Property features

- ✓ THREE BEDROOMS
- ✓ UPPER FLAT
- ✓ FURNISHED
- ✓ CLOSE TO TOWN CENTRE / PUBLIC TRANSPORT
- ✓ 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

THREE BEDROOMS | SPACIOUS UPPER FLAT | CLOSE TO AMENITIES & PUBLIC TRANSPORT | FURNISHED

Pattinson Estate Agents welcome to the rental market this three bedroom upper flat situated on Collingwood Street, Hebburn.

Ideally located for local amenities, the property is within walking distance of Jarrow Viking Shopping Centre and Jarrow Metro for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre and the coast. The location also boasts great road links with connections to the Tyne Tunnel, A19 to the South and A1 just a short drive away.

Briefly comprising of; Entrance, Staircase to first floor landing, Living Room, Kitchen, Family Bathroom & Three large bedrooms. Externally to the rear is a private walled courtyard with 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: £620.00

Length of Tenancy: 6 months

Rent: £675 pcm

Property Type: Upper Flat

USPs: Furnished, Allows children

Parking: On Street

Heating: Gas

External Front



Lounge

4.30m x 3.60m (14'1" x 11'9")

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



Kitchen

2.70m x 2.10m (8'10" x 6'10")

A range of wall and base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, free standing electric oven, electric hob, washing machine, under counter fridge, under counter freezer, gas central heating radiator, combi boiler, vinyl flooring, double glazed window to side aspect, door to;



Entrance/Hallway

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

Composite door leading to entrance, stairs to first floor;



First Floor Landing

2.30m x 2.70m (7'6" x 8'10")

Doors to;



Lounge (Additional)



Kitchen (Additional)



Family Bathroom

1.60m x 1.90m (5'2" x 6'2")

A white suite comprising; Shower cubicle with mains shower over, pedestal wash hand basin, W/C, recess lighting, extractor, gas central heating radiator, tiled flooring, double glazed window to side aspect;



Family Bathroom (Additional)



Bedroom One

3.60m x 4.10m (11'9" x 13'5")

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



Bedroom One (Additional)



Bedroom Two

3.10m x 2.70m (10'2" x 8'10")

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



Bedroom Two (Additional)



Bedroom Three

3.00m x 2.70m (9'10" x 8'10")

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



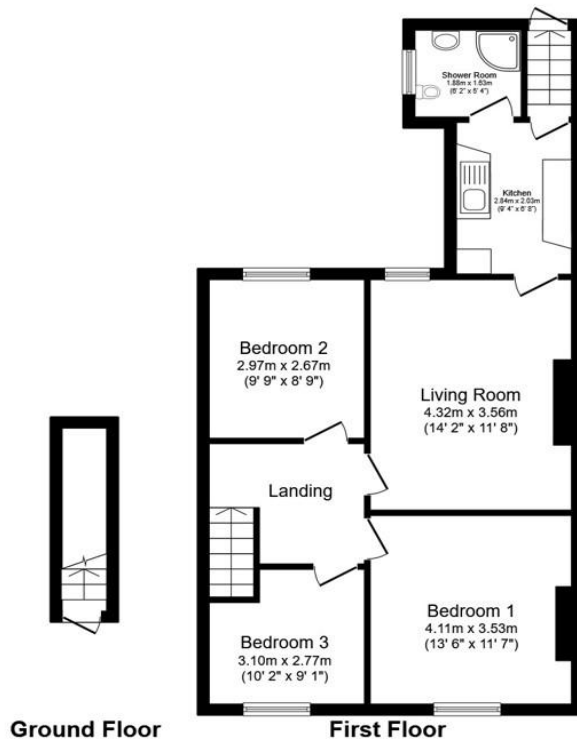
Bedroom Three (Additional)



External Rear

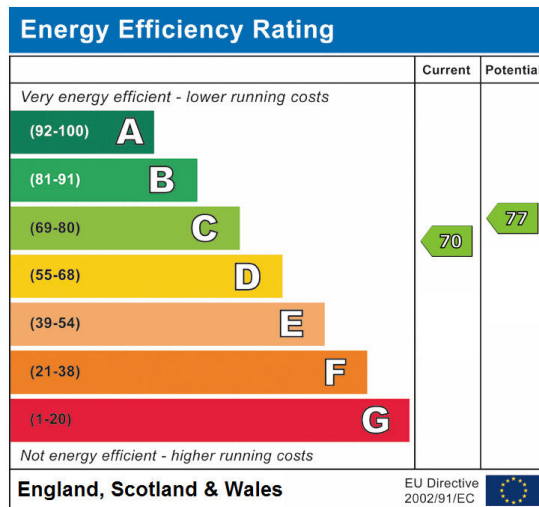
Private enclosed walled courtyard, external storage, gated access to rear lane;





Total floor area 65.6 sq.m. (706 sq.ft.) approx

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



Collingwood Street, Hebburn, 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

