



To rent

3 bed terraced house to rent in

Hertford, ., Gateshead, Tyne and Wear,
NE9 6EG

£825 pcm

 x3  x1  x1

On Street parking

Part Furnished

Property features

- ✓ Terrace House
- ✓ Three Bedrooms
- ✓ UPVC Double Glazing
- ✓ Ducted Air Heating
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Ducted Air

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This is a spacious three bedroom terraced property available for rent immediately. The location is handy for access to the Team valley, Low Fell and Birtley, with the A1M a short distance away, it also has great road links. Features include UPVC double glazing, ducted air heating and a downstairs guest toilet.

The accommodation comprises of an entrance porch, lounge, kitchen diner, with a modern kitchen with built in appliances and a downstairs cloaks/wc. The first floor has three bedrooms and a bathroom. Externally there is an open plan garden to the front and a garden to the rear.

To view, please contact the LOW FELL office on 0191 4878898.

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: £952.00

Rent: £825 pcm

Property Type: Terraced House

USPs: Part furnished, Allows smokers

Parking: On Street

Heating: Ducted Air

Front Entrance Porch

UPVC entrance door

Lounge

5.20m x 3.10m (17'0" x 10'2")

UPVC double glazed bow window, feature stone fire place and TV plinth



Mid Lobby

Stairs to the first floor, access to the cloaks/WC

Cloaks/WC

WC, wash basin set to vanity unit



Kitchen Diner

5.20m x 3.10m (17'0" x 10'2")

The kitchen is fitted in a range of modern wall and base units with integrated washing machine, fridge and freezer, gas hob with extractor over, integrated double oven and a built in microwave. There is also a UPVC double glazed window to the kitchen and dining area.



Rear Lobby

Leading to a storage room measuring 9'9 x 4'4

First Floor Landing

Leading to all upstairs accommodation



Bedroom One

5.20m x 3.10m (17'0" x 10'2")

Two UPVC double glazed windows, built in storage cupboard.



Bedroom Two

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

(Measurements are maximum) UPVC double glazed window



Bedroom Three

3.10m x 2.00m (10'2" x 6'6")

UPVC double glazed window



Bathroom

1.70m x 1.90m (5'6" x 6'2")

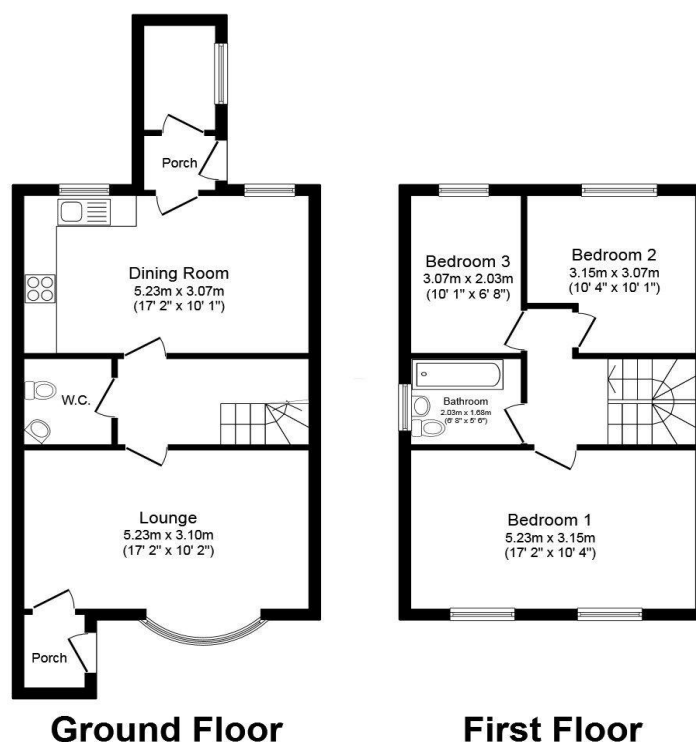
Three piece suite comprising panelled bath with electric shower over, WC, wash basin



External

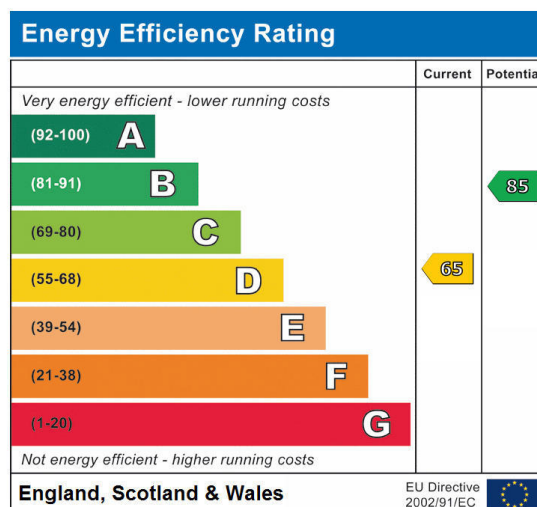
Open plan garden to the front and a garden to the rear.





Total floor area 91.2 m² (982 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



Hertford, ., Gateshead, Tyne and Wear, NE9 6EG

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@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 firms employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

