



To rent

3 bed upper flat to rent in NE6

St. Albans Crescent, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5UQ

£995 pcm

 x3  x1  x1

On Street parking

Part Furnished

Property features

- ✓ Available from 27th July 2026
- ✓ Three Bedroom First Floor Flat
- ✓ Close To Amenities And Transport Links
- ✓ Double Glazed and Gas Central Heating
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available from 27th July 2026 is this well presented three bedroom part furnished first flat ideally located close to all local amenities and transport links.

The property comprises; entrance area with stairs to the first floor, living room, kitchen with a good range of wall and base units, built in gas hob, gas oven with extractor hood over, to include washing machine, fridge, freezer, three bedrooms, a modern bathroom and separate W.C.

Externally there is a shared small garden to the front, side access to the shared rear garden which is mainly laid to lawn with fenced boundaries. The property benefits from gas central heating and UPVC double glazing.

AGENTS NOTE THIS PROPERTY IS NOT SUITABLE FOR A HOUSE SHARE

Virtual tour available at link below:

<https://www.madesnappy.co.uk/tour/1ga1g4690>

Please call our Heaton office on 0191 204 9601 or email heaton@pattinson.co.uk to book your viewing.

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: £1,020.00

Length of Tenancy: 6

Rent: £995 pcm

Property Type: Upper Flat

USPs: Part furnished, Allows children

Parking: On Street

Heating: Gas

Front External



Entrance Hallway

Double glazed door to the front and stairs to the first floor.

First Floor Landing

With doors off to the lounge and bedrooms.

Lounge

4.42m x 3.66m (14'6" x 12'0")

UPVC double glazed window to the rear, coving to ceiling, picture rail, storage cupboard, table.



Kitchen

2.94m x 2.09m (9'7" x 6'10")

Fitted with a range of wall and base units incorporating a built in gas hob, gas cooker with cooker hood over, fridge, freezer, washing machine, UPVC double glazed window to the side stairs access to rear



Bedroom One

5.15m x 3.52m (16'10" x 11'6")

UPVC double glazed walk in bay window, feature fireplace, coving to ceiling, picture rail, double bed frame, two double wardrobes



Bedroom Two

2.50m x 3.26m (8'2" x 10'8")

UPVC double glazed window to the front, laminate flooring, picture rail



Bedroom Three

2.50m x 3.00m (8'2" x 9'10")

UPVC double glazed window to the rear, radiator, double bed.



Bathroom

Modern white two piece suite comprising; panelled bath with power shower over, pedestal wash hand basin, tiled walls, tiled floor, UPVC double glazed window to the side



Separate WC

Low level WC, tiled walls, tiled floor, UPVC double glazed window to side

Front Garden


Shared front garden, hedged boundaries, side access to the rear garden.

Rear Garden

Shared rear garden mainly laid to lawn with fenced boundaries





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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:

224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

