

3 bed semi-detached house to rent in NE34

Colman Avenue, Simonside, South Shields, Tyne and Wear, NE34 9AB

£1,100 pcm

x 3 x 2 x 1

Off Street parking

Part Furnished

Property features

- THREE BEDROOMS
- MASTER BEDROOM EN SUITE
- FULLY REFURBISHED
- BRAND NEW BATHROOMS
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson's are pleased to welcome to the market this immaculately presented and fully renovated semi-detached property which is very spacious with THREE great sized bedrooms, the master which comes with a en- suite bathroom and large family bathroom meaning there is plenty room for a growing family. Situated in a quiet yet well sought after area, these homes are highly sought after. As well as this location being well-connected with convenient public transport links nearby, it is in a catchment area for popular schools and colleagues.

In summary, this property comprises briefly of Upvc door to the entrance hallway with door to the open plan lounge which features a stunning bay window allowing an abundance of light throughout the ground floor, the open plan aspect gives direct access onto the dining room and a handy snug area which can be used as an additional living room. The kitchen is well presented in a sage green shaker style door with plenty wall and base units, integrated appliances which include an electric oven and microwave, fridge freezer, gas hob and washing machine.

To the first floor landing we have the master bedroom which features built in wardrobe space and a Master En suite bathroom which shower, bedroom two is a handy double along with bedroom three which benefits from dual aspect widows. There is a new installed family bathroom and a separate WC with over cistern sink.

Externally this home benefits from an enclosed two tier rear garden which has been modernised and made to be maintenance free, the front has been paved in a stunning cobble stone affect allowing off street parking for multiple vehicles

Don't miss out on the opportunity to make this property yours. Book a viewing today and see all that it has to offer!!

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: B

Deposit: £1,384.62

Rent: £1,100 pcm

Property Type: Semi-detached house

USPs: Part furnished

Parking: Off Street

Heating: Gas

External



Living Room



Dining Room



Lounge area

Kitchen

Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bedroom 3



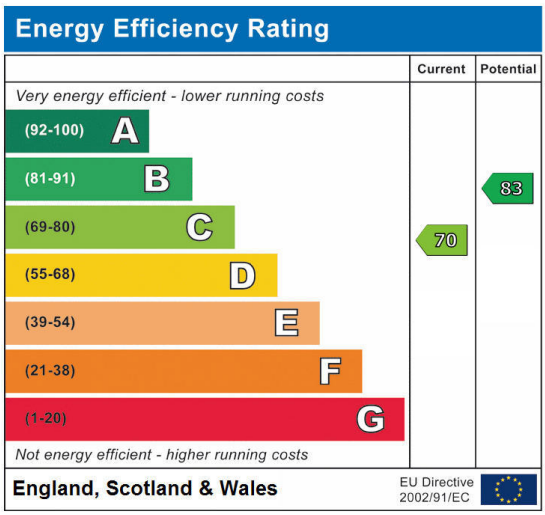
Bathroom



External rear







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

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