



## 2 bed semi-detached house to rent in NE9

Montrose Crescent, Gateshead, Tyne and Wear, NE9 5NN

# £795 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ SPACIOUS LOUNGE & KITCHEN
- ✓ MODERN FAMILY BATHROOM
- ✓ TWO DOUBLE BEDROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Phil Whiteside  
Branch Manager  
Low Fell

0191 4878898  
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the rental market this Two Bedroom Semi-Detached property located on Montrose Crescent, Gateshead.

Ideally located for an array of schools, walking distance to local amenities and excellent local transport links to Newcastle City Centre in addition to surrounding areas.

Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises Entrance/Hall, Lounge, Kitchen, Cloak & Family Bathroom & to the first floor there are Two Double Bedrooms. Externally to the rear is a large lawned Garden and to the front a private enclosed garden with lawn and pathway leading to the Entrance and rear Garden.

Call Pattinson Low Fell on 0191 4878898 or email [low.fell@pattinson.co.uk](mailto:low.fell@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: £775.00

Length of Tenancy: 6 months

Rent: £795 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Air Source Heat Pump

## External Front

Private enclosed Garden with lawn, pathway leading to Entrance & rear Garden;



## Entrance/Hallway

2.80m x 1.75m (9'2" x 5'8")

Wooden door leading to Entrance, gas central heating radiator, laminate flooring;



## Lounge

3.68m x 3.52m (12'0" x 11'6")

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



## Kitchen

4.13m x 2.10m (13'6" x 6'10")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, electric oven, gas hob, plumbing for washing machine, vinyl flooring, gas central heating radiator, wooden door to Garden, double glazed window to rear aspect;



## Cloak

W/C, gas central heating radiator, vinyl flooring, part tiled walls, double glazed window to rear aspect;



## Family Bathroom

2.09m x 1.54m (6'10" x 5'0")

A white suite consisting of bath with mains shower over, pedestal wash hand basin, part tiled walls, extractor, gas central heating radiator, double glazed window to side aspect;



## First Floor Landing

2.68m x 1.95m (8'9" x 6'4")

Double glazed window to rear aspect, loft access;



## Bedroom One

4.78m x 3.36m (15'8" x 11'0")

Double glazed window to front aspect, gas central heating radiator, built in storage, built in wardrobe, laminate flooring;



## Bedroom Two

3.14m x 2.67m (10'3" x 8'9")

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



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## External Rear

Private enclosed Garden with lawn, patio area and access to front aspect;





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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**

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