



To rent

2 bed ground floor flat to rent in

Salem Street, ., Jarrow, Tyne and Wear,
NE32 3AG

£675 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN (with Appliances))
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to present this immaculate two-bedroom ground floor flat, located on Salem Street, Jarrow. A perfect residential rental boasting a brilliant combination of modern amenities and traditional charm.

The property's internal layout delivers comfort and sophistication beginning with a well-sized, bright and airy lounge. This room offers generous space for relaxation and social gatherings, creating an ideal spot for day-to-day living.

The flat's centrepiece is undoubtedly the modern fitted kitchen, tastefully designed and fully equipped with the necessary appliances for both novice cooks and seasoned chefs. The kitchen's practical and contemporary style lends itself to easy meal preparation, with ample storage ensuring a tidy and organised environment at all times.

With two substantial bedrooms, the residence provides ample space for a small family or working professionals. Each bedroom showcases a pleasing balance between comfort and elegance, setting a tranquil ambience for restful evenings.

The property is serviced by a chic bathroom, meticulously designed for your comfort and convenience. The fixtures and finishes of the bathroom add a touch of finesse to the overall look of the flat.

The combination of its prime location in Jarrow, modern amenities, and elegant interior style makes this a highly desirable property for those seeking affordable luxury living. It's truly an opportunity not to be missed!

Call Pattinson JARROW: 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: £700.00

Length of Tenancy: 6 months

Rent: £675 pcm

Property Type: Ground floor flat

USPs: Allows children, Allows pets

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

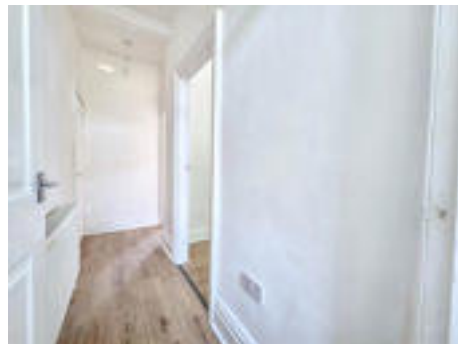
External Front



Entrance/Hallway

5.18m x 0.96m (16'11" x 3'1")

Upvc part glazed door leading to entrance, gas central heating radiator, built in storage, laminate flooring;



Bedroom One

3.98m x 4.25m (13'0" x 13'11")

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



Lounge

4.28m x 4.14m (14'0" x 13'6")

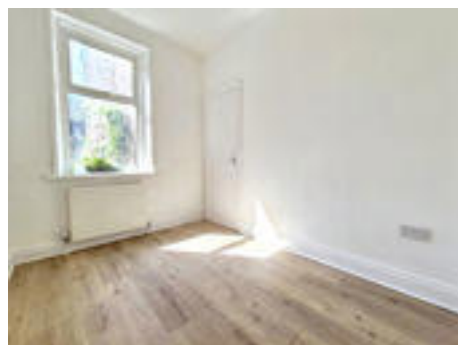
Double glazed window to rear aspect, gas central heating radiator, laminate flooring;



Bedroom Two

3.14m x 2.25m (10'3" x 7'4")

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



Kitchen

3.16m x 3.17m (10'4" x 10'4")

A range of wall & base units with contrast work surfaces and uprights, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, washing machine, fridge freezer, gas central heating radiator, laminate flooring, double glazed window to side aspect;



Kitchen.



Inner Hallway

0.81m x 2.13m (2'7" x 6'11")

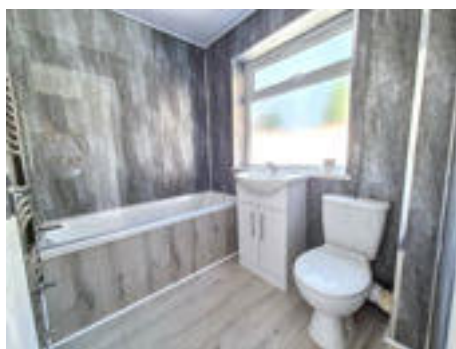
Built in storage (Combi Boiler), laminate flooring, Upvc part glazed door leading to private court yard;



Family Bathroom

2.10m x 1.65m (6'10" x 5'4")

As suite comprising; Bath with mains shower over, vanity wash hand basin, w.c, laminate flooring, gas central heating radiator, double glazed window to side aspect;




External Rear

Private enclosed walled garden, gated access to rear lane;





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	75
(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 

Salem Street, ,, Jarrow, Tyne and Wear, NE32 3AG

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

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