



3 bed maisonette to rent in NE6

Simonside Terrace, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5LF

£1,400 pcm

 x 3  x 2  x 1

On Street parking

Unfurnished

Property features

- ✓ Available From 1st October 2026
- ✓ Three/Four Bedrooms
- ✓ Maisonette
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available from 1st October 2026 and to be let on an unfurnished basis is this three/four bedroom maisonette located on this popular residential street.

The property comprises; entrance hall with stairs to the first floor landing, open plan lounge/kitchen/diner with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear yard, two double glazed windows, two Velux windows and radiator. Two bedrooms, guestroom/home office and family bathroom/WC. To the second floor is the master bedroom with ensuite.

Externally to the rear is mainly paved with walled and fenced boundaries.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g201bb>

Agents note: This property does not have a HMO licence so can not be let out to more than two individuals from separate households.

Please contact the Heaton Branch for further information and viewings.

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: £1,615.38

Rent: £1,400 pcm

Property Type: Maisonette

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With stairs to the first floor landing.

Living Area

6.87m x 6.25m (22'6" x 20'6")

Open plan lounge/kitchen/diner with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear yard, two double glazed windows, two Velux windows and radiator.



Bedroom Two

4.12m x 3.80m (13'6" x 12'5")

Situated on the first floor with UPVC double glazed walk in bay window to the front, built in shelving and radiator.



Bedroom Three

4.10m x 2.35m (13'5" x 7'8")

Situated on the first floor with UPVC double glazed window to the front, built in clothes rail, built in shelves and radiator.



Guest Room/Home Office

3.76m x 2.34m (12'4" x 7'8")

Situated on the first floor with window leading to the living area allowing natural light into the room, built in bunk bed and radiator.



Bathroom/WC

2.54m x 2.31m (8'4" x 7'6")

White four piece bathroom suite comprising; freestanding bath, hand wash basin, shower cubicle with rainfall shower and separate shower head, UPVC double glazed window and radiator.



Second Floor Landing

With door off to the master bedroom.

Master Bedroom

5.98m x 5.83m (19'7" x 19'1")

Situated on the second floor with Velux windows to the front and rear, ensuite shower room/wc, storage into the eaves and radiator.



En-suite

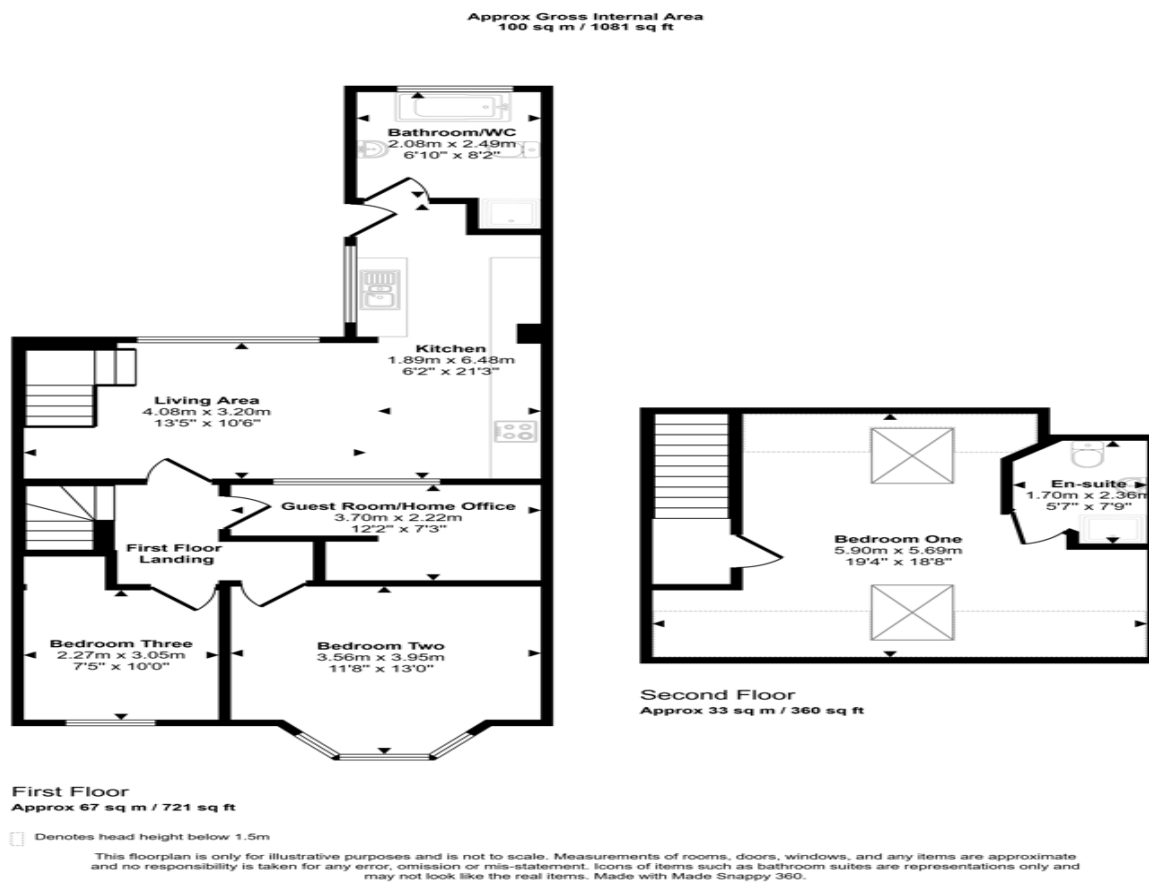
Three piece shower room/WC comprising; shower cubicle, hand wash basin, low level WC and partially tiled walls.



Rear Yard

Private rear yard which is mainly paved with walled and fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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heaton@pattinson.co.uk, www.pattinson.co.uk**

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