

3 bed semi-detached house to rent in NE7

Freeman Road, High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7 7AH

£1,350 pcm

x 3 x 1 x 1

Driveway & Garage parking

Property features

- Close to Freeman Hospital
- Gas Central Heating & Double
- EPC Rating D
- CONTACT US: forest.hall@pattinson.co.uk
- EPC Rating D

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
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- Flexible viewing slots
- Accompanied viewings

Description

PATTINSONS are delighted to welcome to the rental market this three bedroom semi detached house located on Freeman Road, High Heaton. Situated in this highly desirable area, it has great access to all local amenities and is a short walk to Paddy Freemans Park, Jesmond Dene and the Freeman Hospital.

The property is available from the 7th December on an unfurnished basis and benefits from gas central heating and double glazing. The internal accommodation briefly comprises: Spacious entrance hallway, lounge, dining room, kitchen and utility. To the first floor there are three bedrooms and bathroom/WC. Externally the property has a driveway to the front providing off street parking for two cars and a single garage, to the rear is a good size rear garden.

Council Tax Band: C

For further information or to arrange a viewing please contact us: forest.hall@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: C

Deposit: £1,475.00

Rent: £1,350 pcm

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

External

Driveway to front providing off street parking for two cars.



Entrance Hallway

Spacious hallway with central heating radiator and laminate flooring. Carpeted stairs to first floor.



Downstairs WC

With low level WC and wash hand basin.



Lounge

4.41m x 3.75m (14'5" x 12'3")

With double glazed bay window to front elevation, wall lights, central heating radiator and laminate flooring.



Dining Room

4.60m x 3.43m (15'1" x 11'3")

Double glazed french doors leading to rear garden, central heating radiator and laminate flooring.



Kitchen

2.559m x 2.282m (8'4" x 7'5")

Double glazed window to rear elevation. Fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks, integrated electric oven with gas hob and extractor hood, plumbed for dishwasher and stainless steel sink unit and drainer. Central heating radiator and laminate flooring.



Utility Room

2.558m x 2.47m (8'4" x 8'1")

Double glazed patio doors leading to rear garden, central heating radiator and laminate flooring, door leading to garage.



Landing

Double glazed window and carpeted flooring.



Bedroom One

4.53m x 3.46m (14'10" x 11'4")

Double glazed window to front elevation, central heating radiator and carpeted flooring.



Bedroom Two

4.67m x 3.39m (15'3" x 11'1")

Double glazed bay window to rear elevation, central heating radiator and carpeted flooring.



Bedroom Three

2.664m x 2.309m (8'8" x 7'6")

Double glazed window to front elevation, central heating radiator and carpeted flooring.



Bathroom/WC

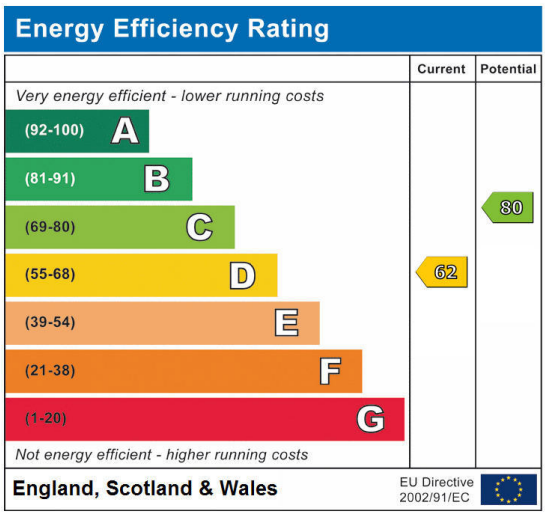
Double glazed frosted window. White panelled corner bath, corner shower cubicle, low level WC and wash hand basin. Chrome heated towel rail, tiled walls and flooring and integrated ceiling spotlights.



Rear Garden







Freeman Road, High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7 7AH

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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