



3 bed upper flat to rent in NE6

Commercial Road, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 2ED

£850 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Available 10th August 2026
- ✓ Three Bedrooms
- ✓ First Floor Flat
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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

0191 2049601
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available from 10th August 2026 is this newly refurbished three bedroom first floor flat to be let on an unfurnished basis.

The accommodation comprises; entrance hall with stairs to the first floor, first floor landing, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, white sink with mixer tap, tiled splash, space for appliances, UPVC double glazed window and radiator. Three bedrooms and bathroom/WC.

The property benefits from UPVC double glazing and gas central heating.

Externally to the rear there is a private south facing yard which is mainly paved with walled boundaries incorporating double gates leading to the rear lane.

Great location close to all local amenities and good transport links to Newcastle City centre.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g23476>

Please contact the Heaton Branch for more information or to arrange a viewing.

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: £875.00

Length of Tenancy: 6

Rent: £850 pcm

Property Type: Upper Flat

USPs: Allows children

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.

First Floor Landing

With doors off to the lounge and bedrooms.

Lounge

4.50m x 4.08m (14'9" x 13'4")

UPVC double glazed window to the rear, electric fire in feature surround, built in storage cupboard and radiator.



Kitchen

2.46m x 2.25m (8'0" x 7'4")

With a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, white sink with mixer tap, tiled splash, space for appliances, UPVC double glazed window and radiator.



Bedroom One

2.46m x 2.25m (8'0" x 7'4")

UPVC double glazed window to the front, fitted wardrobes with sliding doors and radiator.



Bedroom Two

3.43m x 2.43m (11'3" x 7'11")

UPVC double glazed window to the rear and radiator.



Bedroom Three

3.24m x 2.43m (10'7" x 7'11")

UPVC double glazed window to the front and radiator.



Bathroom/WC

2.26m x 1.69m (7'4" x 5'6")

White three piece bathroom suite comprising; bath with shower over and glass screen, hand wash basin, low level WC, tiled walls, UPVC double glazed window and radiator.

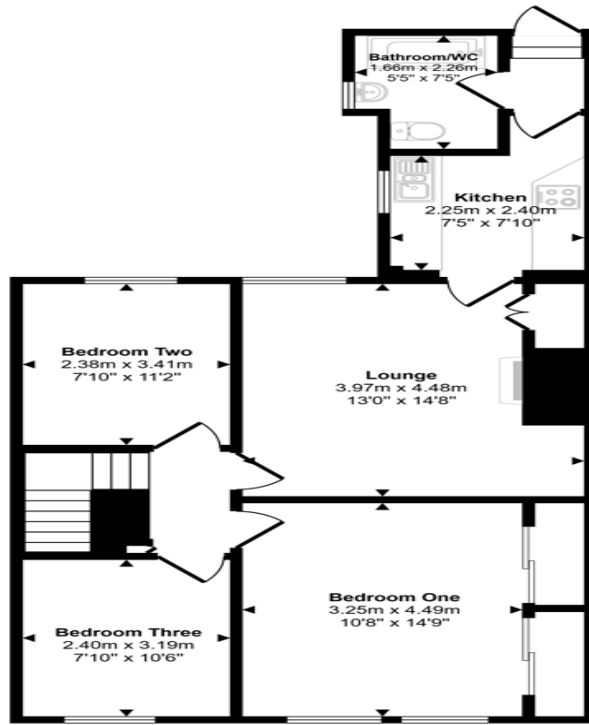


Rear Yard

South facing private rear yard mainly paved with walled boundaries incorporating double gates leading the the rear lane.



Approx Gross Internal Area
71 sq m / 765 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(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	

Commercial Road, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 2ED

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601,
heaton@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

