



To rent

**3 bed terraced house to rent in**  
Brierley Gardens, Otterburn, Newcastle  
upon Tyne, Northumberland, NE19 1HB

**£695 pcm**

 x 3  x 1  x 2

On Street parking

Unfurnished

### Property features

 EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to present this splendid three-bedroom end of terrace house located in the serene village of Otterburn.

Occupying an enviable position in this highly sought-after region, this charming family home is beautifully presented and full of character.

The property boasts three spacious bedrooms, each of them well-designed to offer built in storage. The three bedrooms offer great versatility and can be easily personalised to cater to individual needs.

On the ground floor, you will find two reception rooms. The primary reception room features a large bay window, high ceilings, and exquisite original features, providing an excellent space for entertaining or relaxing. The second reception room is versatile and can serve as a formal dining room, a study, or even a cosy family room.

The kitchen is a contrast of traditional and modern styling, ample storage, with a separate utility room.

The property also hosts a family bathroom, tastefully decorated. It features modern fixtures, a full-sized bathtub and shower over bath.

This beautifully presented property maintains charming original period detail including feature fireplaces, intricate cornicing, double glazing and a brand new central heating system.

Externally, the property benefits from a quaint, easily maintained rear garden that offers the perfect sunny outside space.

Positioned in Otterburn, the property enjoys local village amenities including shops and excellent local schools, yet also the benefit of tranquil countryside and the convenience of easy access to Newcastle upon Tyne.

This outstanding residence offers quintessential village living and will make an ideal family home.

Early viewing is highly recommended.

#### 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: £836.54

Rent: £695 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living Room

2.44m x 7.18m (8'0" x 23'6")



## Kitchen

2.91m x 3.47m (9'6" x 11'4")



## Utility Room

1.15m x 2.43m (3'9" x 7'11")



## WC



## Family Bathroom

2.00m x 1.67m (6'6" x 5'5")



## Bedroom One

3.44m x 2.64m (11'3" x 8'7")



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## Bedroom Two

2.73m x 3.72m (8'11" x 12'2")



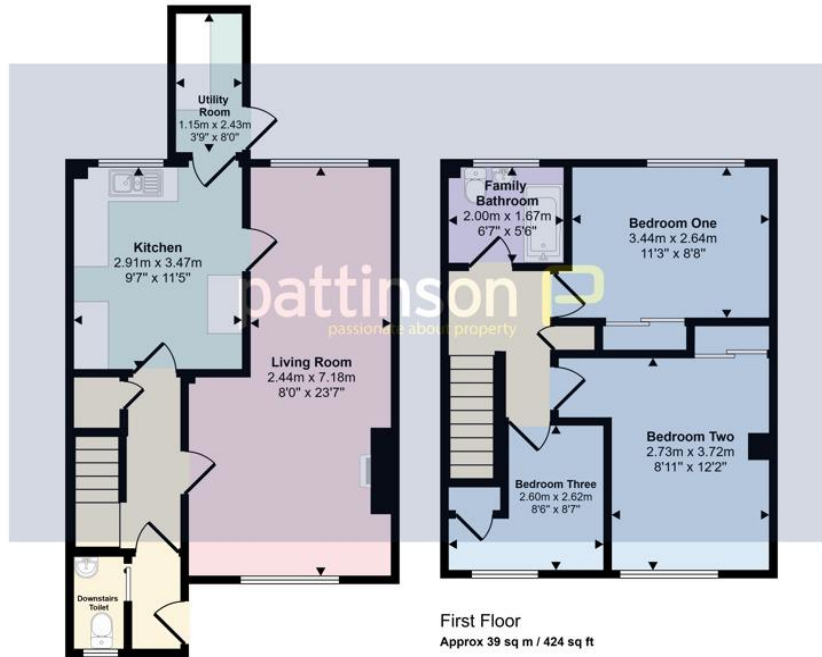
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## Bedroom Three

2.60m x 2.62m (8'6" x 8'7")



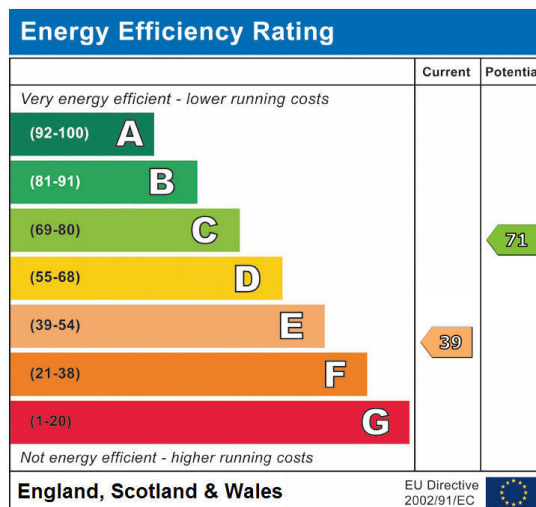
Approx Gross Internal Area  
84 sq m / 908 sq ft



Ground Floor  
Approx 45 sq m / 484 sq ft

First Floor  
Approx 39 sq m / 424 sq ft

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.



Brierley Gardens, Otterburn, Newcastle upon Tyne, Northumberland, NE19 1HB

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

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