



2 bed maisonette to rent in NE33

Marshall Wallis Road, South Shields, Tyne and Wear, NE33 5PR

£650 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ TWO BEDROOM MAISONETTE
- ✓ SPACIOUS LOUNGE/DINER
- ✓ MODERN FITTED SHOWER ROOM
- ✓ TWO DOUBLE BEDROOMS
- ✓ 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

Keith Wallace
Senior Valuer
South Shields

0191 4540488
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Two Bedroom Maisonette located on Marshall Wallis Road, South Shields.

The property is ideally located for local amenities with public transport also nearby from Chichester Metro for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre and the coast. Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Stairs to First Floor, Bedroom Two, Shower Room, Kitchen & Lounge/Diner with stairs to Bedroom One. Externally is a shared courtyard.

Call Pattinson South Shields on 0191 4540488 or email south.shields@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: £675.00

Length of Tenancy: 6 months

Rent: £650 pcm

Property Type: Maisonette

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front



Entrance

Wooden door leading to entrance, stairs to first floor, laminate flooring;

First Floor Landing

Built in storage, recess lighting;

Lounge/Diner

5.53m x 3.88m (18'1" x 12'8")

Double glazed window to rear aspect, wall mounted electric fire, gas central heating radiator;



Kitchen

2.27m x 1.89m (7'5" x 6'2")

Wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, free standing electric oven, space for fridge freezer, plumbing for washing machine, double glazed window to rear, wooden door to courtyard;



Bedroom Two

4.52m x 2.71m (14'9" x 8'10")

Double glazed window to front aspect, gas central heating radiator, built in storage;



Shower Room

2.94m x 1.89m (9'7" x 6'2")

A white suite consisting of shower cubicle with mains shower, combination wash hand basin. W/C with enclosed cistern, part tiled walls, vinyl flooring;

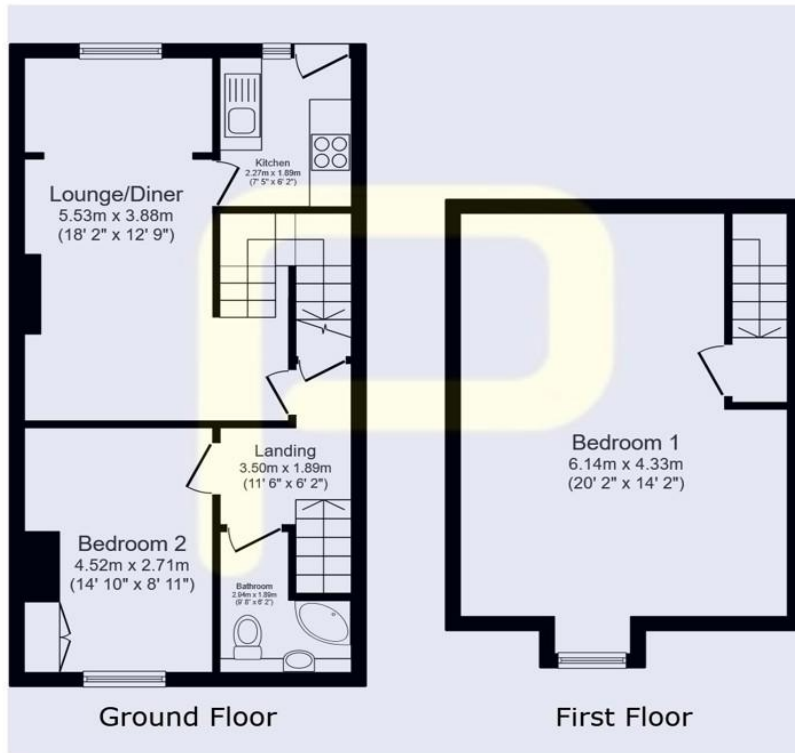


Bedroom One

6.14m x 4.23m (20'1" x 13'10")

Double glazed window to front aspect, gas central heating radiator, built in storage;





Total floor area: 73.5 sq.m. (791 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	72
(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	

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

7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@pattinson.co.uk, www.pattinson.co.uk

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