



  
To rent

### 3 bed semi-detached house to rent in NE29

Whitehouse Lane, Chirton Grange, North Shields, Tyne and Wear, NE29 8PD

## £900 pcm

 x3  x1  x1

Driveway parking

Unfurnished

### Property features

- ✓ Three Bedroom Mid Terraced
- ✓ Unfurnished
- ✓ Popular Location
- ✓ Walking Distance to Excellent Amenities
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson welcome to the rental market this three bedroom unfurnished mid terraced house situated in this popular area in North Shields conveniently situated within walking distance to local schools, transport links and local amenities.

Comprising entrance hallway, lounge with dining area, fitted kitchen, first floor landing, bedroom 1 double to the front, bedroom 2 double to the rear, bathroom, bedroom 3 single to the front of the property. Externally there are gardens to the front and rear. FURTHER DETAILS AND IMAGES TO FOLLOW.

### 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: £1,025.00

Length of Tenancy: 12 months

Rent: £900 pcm

Property Type: Semi-detached house

USPs: Allows children

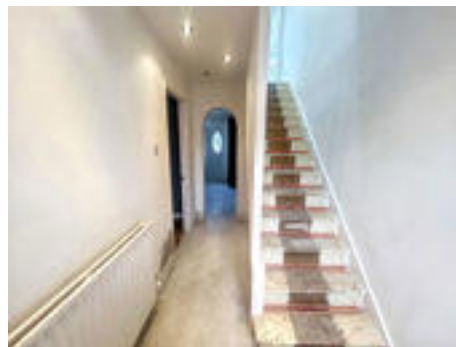
Parking: Driveway

Heating: Gas

## Hallway

1.10m x 0.50m (3'7" x 1'7")

Spacious hallway with double glazed window, radiator.



## Lounge

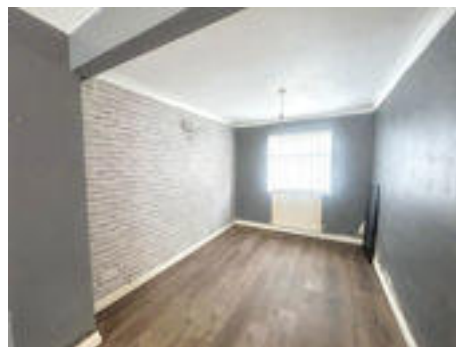
6.80m x 3.61m (22'3" x 11'10")

Bright lounge to the front of the property with double glazed window, laminate floor, radiator, open to the dining area.



## Dining Area

Double glazed window, radiator open to the lounge.



## Kitchen

3.21m x 2.70m (10'6" x 8'10")

Newly fitted with a range of wall and floor units, integrated oven, hob, extractor fan, washing machine, access to the rear garden.



## Bedroom 1

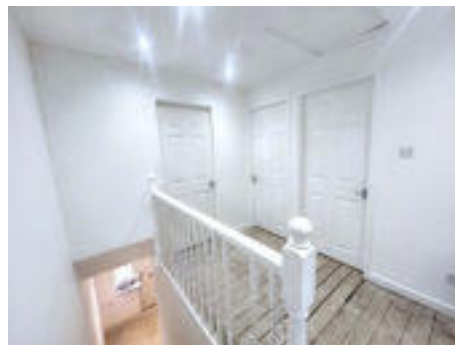
3.10m x 2.91m (10'2" x 9'6")

Double to the front of the property with double glazed window, radiator.



## Landing

2.72m x 2.38m (8'11" x 7'9")

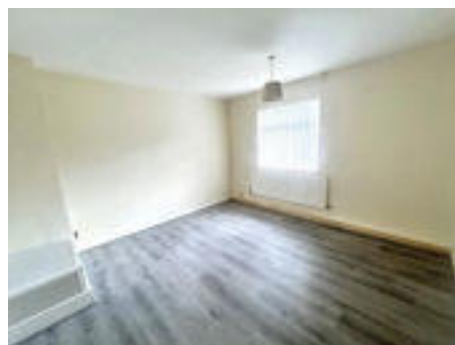


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## Bedroom 2

3.61m x 3.58m (11'10" x 11'8")

Double to the rear of the property with double glazed window, radiator.



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## Bedroom 3

3.05m x 2.17m (10'0" x 7'1")

Single to the front of the property with double glazed window, radiator.



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## Bathroom

2.35m x 1.66m (7'8" x 5'5")

White suite, shower cubicle, wash hand basin wc, two double glazed windows, heated towel rail.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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**RICS**

**Client Money Protection**

