

**To rent**

2 bed lower flat to rent in NE34

Stoddart Street, South Shields , South
Shields, Tyne and Wear, NE34 0JS

£665 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN
(Appliances Included)
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the Rental Market this recently refurbished delightful Two Bedroom ground floor flat located on Stoddart Street, South Shields.

Boasting two generously proportioned bedrooms that serve as tranquil sanctuaries, the flat is perfect for individuals or small families in search of a comfortable and serene living.

The heart of this first-rate property is undoubtedly its bright and airy lounge. Filled with natural light and finished with neutral stylish colours, this space offers a seamless blend of everyday functionality and elegance. It's a perfect place to unwind, entertain, or simply enjoy some leisurely moments.

The modern fitted kitchen is complemented by a range of appliances including fridge freezer and washing machine, neatly arranged and meticulously planned, the kitchen complements the property with its combination of contemporary style and practical design.

Completing the layout, you'll find a well-maintained bathroom featuring modern fixtures and fittings. This property ensures a comfortable and efficient living environment with utility and style at the forefront.

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

Call our Pattinson Estate Agents South Shields today 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: £675.00

Rent: £665 pcm

Property Type: Lower Flat

USPs: Allows children, Allows pets

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

External Front



Entrance/Hallway

4.57m x 3.89m (14'11" x 12'9")

Upvc part glazed door leading to entrance, gas central heating radiator, built in storage, laminate flooring; (Image to follow)

Lounge

4.57m x 3.89m (14'11" x 12'9")

Double glazed window, gas central radiator, laminate flooring; (Image to follow)

Kitchen

3.63m x 1.83m (11'10" x 6'0")

A range of wall and base units with contrasting work surfaces with uprights, stainless steel sink with mixer tap over, Integrated electric oven, electric hob with extractor over, fridge freezer, washing machine, gas central heating radiator, laminate flooring, Upvc door leading to rear court yard; (Image to follow)

Bedroom One

3.96m x 3.76m (12'11" x 12'4")

Double glazed window, gas central heating radiator, laminate flooring; (Image to follow)

Bedroom Two

4.11m x 2.11m (13'5" x 6'11")

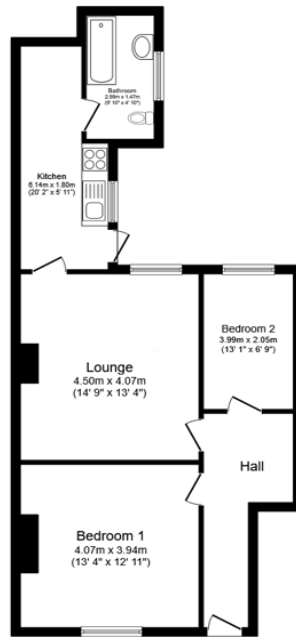
Double glazed window, gas central heating radiator, laminate flooring; (Image to follow)

Family Bathroom

A suite comprising: Bath with mains shower over, pedestal wash hand basin W.C, gas central heating radiator, laminate flooring, double glazed window; (Image to follow)

External Rear

Shared rear Court Yard, gated access to rear aspect; (Image to follow)



Floor Plan

Floor area 64.5 sq.m. (694 sq.ft.)

Total floor area: 64.5 sq.m. (694 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Stoddart Street, South Shields , South Shields, Tyne and Wear, NE34 0JS

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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