



3 bed terraced house to rent in

Warwick Street, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5AQ

£1,500 pcm

 x3  x1  x1

On Street parking

Furnished

Property features

- ✓ HMO
- ✓ Gas central heating
- ✓ UPVC windows
- ✓ Three bedrooms
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ 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

Hayley McCormack
Sales Negotiator
Heaton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available soon to rent is this three bed terraced property in Heaton. This property is suitable for three people sharing or families.

The accommodation briefly comprises; Entrance hallway, good sized lounge, kitchen to the rear with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, fridge freezer, washing machine, door leading to utility room and door out to the rear yard. On the first floor there is a Bathroom/WC and three bedrooms.

The property benefits from UPVC double glazed windows and gas central heating.

AGENTS NOTE: The back yard can be used for everyday use but tenants would be unable to park vehicles in the space as it will be reserved for the landlord.

Please contact the Heaton branch 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: B

Deposit: £1,525.00

Length of Tenancy: 6 months

Rent: £1,500 pcm

Property Type: Terraced House

USPs: Furnished

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

Lounge

3.95m x 3.91m (12'11" x 12'9")

UPVC double glazed, laminate flooring and radiator.



Kitchen

2.42m x 4.20m (7'11" x 13'9")

UPVC window the rear, laminate flooring, two storage cupboards and double radiator. Base units, integrated electric cooker and hob with extraction fan, complimenting work surfaces, quartz sink with mixer tap and door to utility.



Utility

1.83m x 2.30m (6'0" x 7'6")

Base and wall units with bench space and washing machine, door to rear yard.

First Floor Landing

Access to bathroom and bedrooms.

Bathroom

1.85m x 2.33m (6'0" x 7'7")

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



Bedroom One

3.00m x 3.16m (9'10" x 10'4")



Bedroom 2

4.37m x 1.96m (14'4" x 6'5")



Bedroom Three

3.13m x 4.47m (10'3" x 14'7")

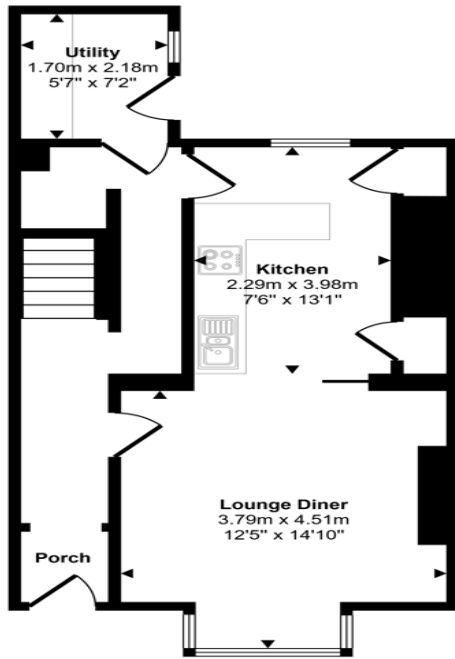


Rear Yard

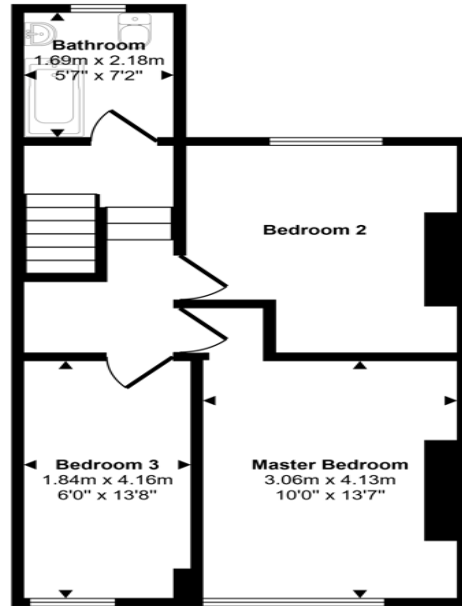
Paved with walled boundaries and garage gate top the rear.



Approx Gross Internal Area
89 sq m / 957 sq ft

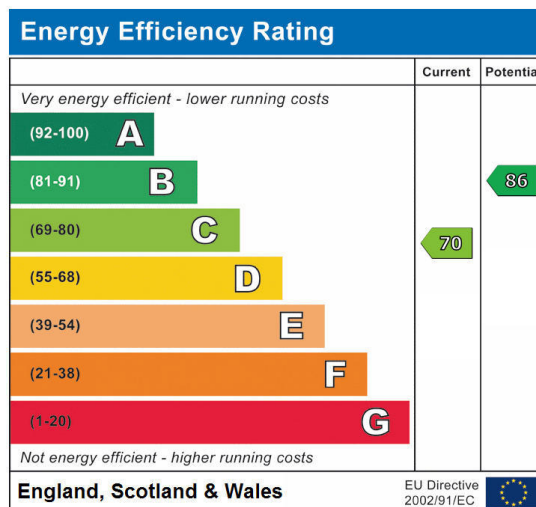


Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 44 sq m / 475 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.



Warwick Street, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5AQ

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

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