



4 bed terraced house to rent in

Whitehall Road, Gateshead, Gateshead,
Tyne and Wear, NE8 4PU

£1,100 pcm

 x 4  x 2  x 3

On Street parking

Unfurnished

Property features

- ✓ Four bedrooms
- ✓ Terrace house
- ✓ Situated in Bensham
- ✓ Two bathroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Introducing this terraced house, nestled in the heart of Bensham, Gateshead. This desirable Residential Rental exudes both charm and character, perfect for families or professionals wishing to reside in this popular locality.

The property boasts four generously-sized bedrooms that ensure plenty of space for all occupants. Each bedroom is amply lit, providing the ideal sanctuary for relaxation after a long day.

Notably, this residence features two bathrooms. Each bathroom is designed with a clean, contemporary.

The heart of the house can be found in its three spacious reception rooms. These areas are ideal for entertaining, offering plenty of room for your loved ones to relax and unwind. With ample space to accommodate a dining area, living room, and perhaps a home office or children's play area, the versatile reception spaces are sure to be appreciated.

The terraced house lies in the vibrant, cosmopolitan location of Bensham, Gateshead. Known for its convenient access to local amenities, this bustling neighbourhood has a great deal to offer potential tenants, everything from retail shops, restaurants, to parks and schools.

This property expertly combines tradition with modern living, making this a prime rental opportunity not to be missed. We invite you to arrange a viewing to truly appreciate this delightful terraced house in Gateshead.

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: £1,125.00

Rent: £1,100 pcm

Property Type: Terraced House

Parking: On Street

Heating: Air Source Heat Pump

Hall

Lounge

3.60m x 5.16m (11'9" x 16'11")



Bedroom three

2.01m x 3.11m (6'7" x 10'2")



Dining room

3.08m x 4.25m (10'1" x 13'11")



Kitchen

2.28m x 2.52m (7'5" x 8'3")



Bathroom

2.28m x 2.41m (7'5" x 7'10")



First floor land



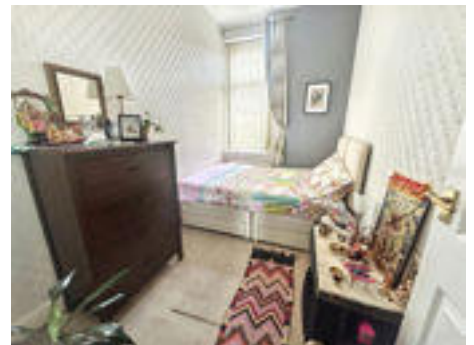
Master bedroom

3.41m x 5.41m (11'2" x 17'8")



Bedroom four

2.24m x 2.63m (7'4" x 8'7")



Bedroom two

1.97m x 3.30m (6'5" x 10'9")



Family room

3.15m x 4.25m (10'4" x 13'11")



Kitchen 2

2.39m x 3.36m (7'10" x 11'0")



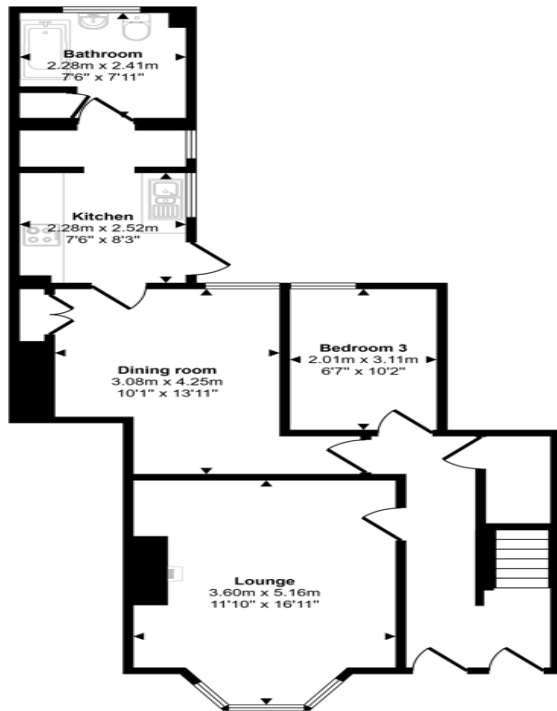
Bathroom 2



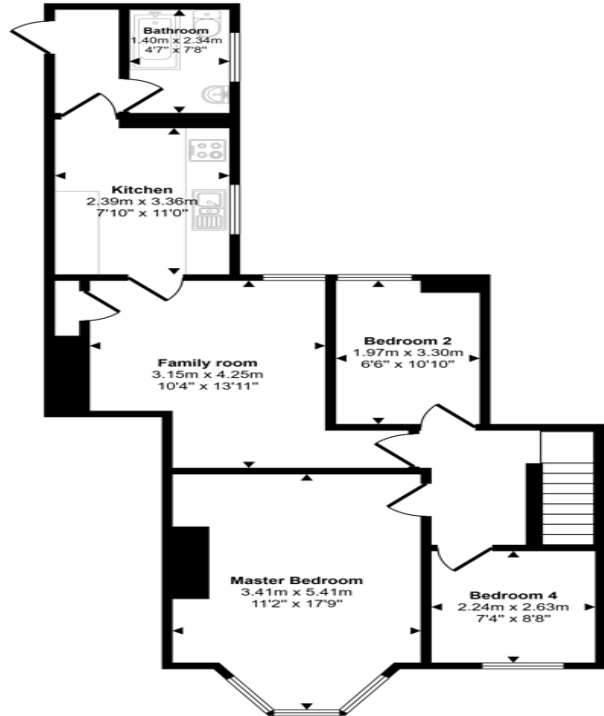
Rear yard



Approx Gross Internal Area
131 sq m / 1414 sq ft



Ground Floor
Approx 65 sq m / 696 sq ft



First Floor
Approx 67 sq m / 718 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Whitehall Road, Gateshead, Gateshead, Tyne and Wear, NE8 4PU

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

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