



3 bed semi-detached house to rent in NE10

Manor Gardens, Wardley, Gateshead, Tyne and Wear, NE10 8UZ

£1,050 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Downstairs W.C
- ✓ Driveway Parking
- ✓ Rear Garden
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting a splendid semi-detached house situated in the charming neighbourhood of Wardley, Gateshead. This property is a great residential rental opportunity that you do not want to miss. With its beautiful exterior and interior features, it promises a comfortable and spacious living experience.

The property boasts an impressive three bedrooms, each adorned with modern finishes, ample space for furnishings, and radiates an inviting, homely atmosphere. The bedrooms provide plenty of room for relaxation and privacy, making them the ideal haven after a long day.

The home also features a singular, generously spaced reception room. This area provides an excellent space for family gatherings, entertaining guests or simply unwinding. The space opens up numerous possibilities for interior layouts to match your desired aesthetics.

The property is serviced by a well-kept shower room, adorned with contemporary fixtures and fittings. The bathroom provides the ideal space for self-pampering and is designed strategically, offering easy accessibility from all parts of the house.

The exterior of the property is just as impressive, with a welcoming entrance area and a dedicated space for car parking.

This semi-detached house provides the perfect balance of quiet residential living while being in a prime location. Wardley, Gateshead is a desirable area that provides a sense of community while being within easy reach of local amenities, transport links, and some of the area's best schools.

This property presents an extraordinary opportunity not only to reside in one of Wardley's most sought-after locations but also to avail the comfort and convenience it brings along.

We invite you to view this splendid property; we assure you, it will exceed your expectations for the perfect residential rental home. We look forward to assisting you in making this property your new home.

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: £25.00

Rent: £1,050 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Air Source Heat Pump

Front Exterior



Living Room



Kitchen

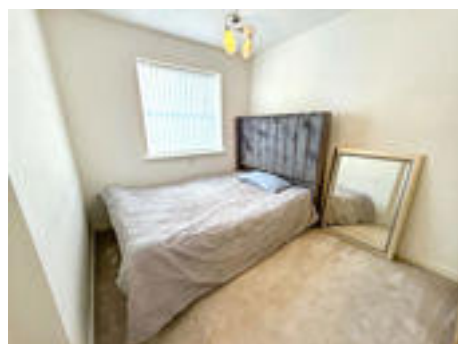
W.C



Bedroom 1



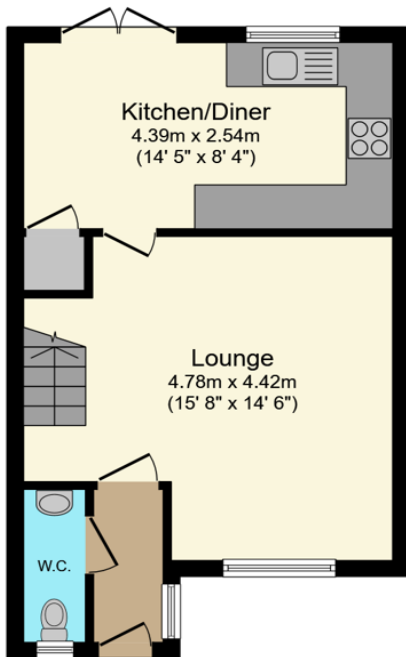
Bedroom 2



Bedroom 3

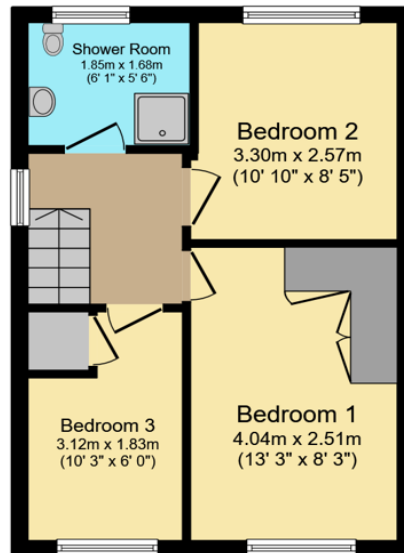


Shower Room



Ground Floor

Floor area 35.5 sq.m. (383 sq.ft.)



First Floor

Floor area 33.5 sq.m. (361 sq.ft.)

Total floor area: 69.1 sq.m. (743 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			90
(69-80) C		76	
(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	

Manor Gardens, Wardley, Gateshead, Tyne and Wear, NE10 8UZ

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

