



### 3 bed upper flat to rent in NE10

Salisbury Street, Gateshead, Tyne and Wear, NE10 0XY

# £725 pcm

H x3 D x1 B x1

On Street parking

Unfurnished

### Property features

- ✓ Three Bedroom Upper Flat
- ✓ Modern Kitchen And Shower
- ✓ Available Now

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

### Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

New to the rental market, this immaculate three-bedroom upper flat is conveniently located in the bustling town of Gateshead. Available for immediate move-in, this property offers spacious and contemporary living spaces for any potential residents.

The property boasts three generously sized bedrooms that are drenched in natural light and offer enough space for comfort and ease. The comfortable reception room is the heart of the home, providing a functional and inviting space ideal for relaxation and hosting.

Residents will be delighted by the modern kitchen, fitted with high-quality appliances and sleek countertops - a perfect setting for whipping up home-cooked meals. Further adding to its appeal, the property has a contemporary shower room with modern fixtures and fittings.

Situated in Gateshead, this property enjoys a convenient central location that is in proximity to a multitude of local amenities, including parks, leisure centres, restaurants, and shopping outlets.

In conclusion, this three-bedroom upper flat marries comfort, convenience, and modern living, creating an ideal home for individuals or small families. Secure your viewing now, as properties of such calibre in Gateshead are rarely available on the rental market for long.

### 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: £917.31

Rent: £725 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

## Front Exterior



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## Living Room

4.40m x 4.00m (14'5" x 13'1")



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## Kitchen



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## Shower Room



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## Bedroom 1

4.20m x 4.10m (13'9" x 13'5")

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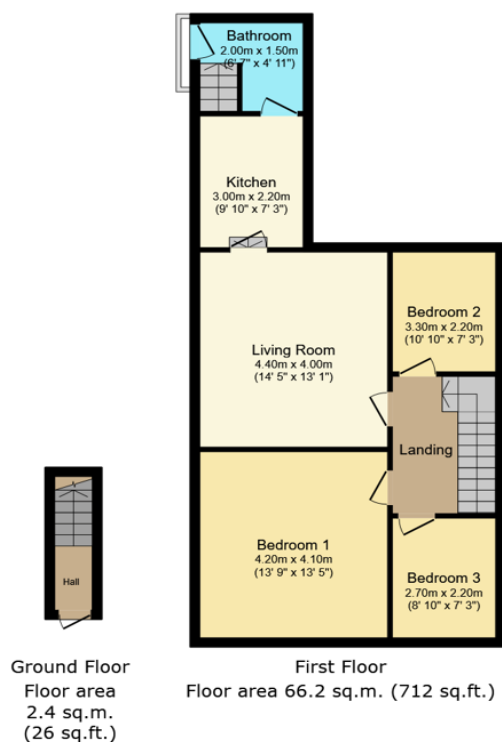
## Bedroom 2

3.30m x 2.20m (10'9" x 7'2")

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## Bedroom 3

2.70m x 2.20m (8'10" x 7'2")



Total floor area: 68.6 sq.m. (738 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](http://www.Propertybox.io)

Salisbury Street, Gateshead, Tyne and Wear, NE10 0XY

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

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