

**To rent**

2 bed semi-detached house to rent in NE12

Mead Crescent, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9RP

£900 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Available Immediately
- ✓ French Doors To Elevated Decking Balcony
- ✓ Driveway Providing Off-Street
- ✓ Early Viewing Recommended
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented two-bedroom semi-detached home, ideally situated on Mead Crescent, Forest Hall.

Offering spacious and well-maintained accommodation throughout, this attractive property is perfectly positioned close to local amenities, transport links and popular schools, making it an excellent home for a variety of tenants.

The accommodation briefly comprises a bright and spacious living room with a large bay window and feature archway leading through to the dining room. The dining area enjoys French doors opening onto an elevated decked balcony, creating an ideal space for relaxing or entertaining. The modern fitted kitchen is equipped with a range of wall and base units, integrated oven and hob, and is complemented by a separate utility room providing additional storage and laundry facilities.

To the first floor, there are two generously sized double bedrooms, both benefiting from built-in storage, together with a family bathroom fitted with a three-piece suite including a shower over the bath.

Externally, the property benefits from a driveway to the front providing off-street parking, whilst to the rear there is a mature and well-stocked garden featuring a lawned area, established planting and an elevated decking balcony overlooking the garden.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Contact Pattinson Forest Hall - 01912150677 - Forest.hall@pattinson.co.uk

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: £900.00

Rent: £900 pcm

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

External

To the front of the property is a generous paved driveway providing off-street parking, complemented by mature shrubs and planting which offer a good degree of privacy.



Living Room

2.39m x 3.45m (7'10" x 11'3")

Situated to the front elevation, the bright and spacious living room benefits from a large bay window allowing plenty of natural light to flood the space. The room is neutrally decorated and features a radiator, decorative wall niches ideal for display purposes, and an attractive archway leading through to the dining room.



Dining Room

2.69m x 2.91m (8'9" x 9'6")

Positioned to the rear of the property, the dining room offers ample space for family dining and entertaining. Neutrally decorated throughout, the room benefits from a radiator and French doors opening onto the elevated decking area, creating a seamless connection to the outdoor space. A door provides access to the kitchen.



Kitchen

2.29m x 2.80m (7'6" x 9'2")

The kitchen is fitted with a range of modern wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven and hob with extractor hood above, whilst a stainless steel sink unit with mixer tap is positioned beneath the window overlooking the rear garden.



Utility Room

1.93m x 3.10m (6'3" x 10'2")

Accessed from the kitchen, the useful utility room provides additional worktop space, storage solutions and plumbing for a washing machine. A door offers convenient external access to the front of the property.



Bedroom 1

4.23m x 2.80m (13'10" x 9'2")

A well-proportioned principal bedroom, tastefully decorated in neutral tones and benefiting from built-in storage cupboards. A large window allows an abundance of natural light, creating a bright and airy feel.



Bedroom 2

2.73m x 3.22m (8'11" x 10'6")

A spacious second double bedroom featuring built-in storage and a large window overlooking the rear aspect, providing plenty of natural light.



Bathroom

2.04m x 1.74m (6'8" x 5'8")

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Additional benefits include part-tiled walls and a heated towel rail.



Garden

To the rear of the property is a mature and well-stocked garden featuring a laid lawn, established planting and an elevated decking balcony, providing an ideal space for outdoor dining, entertaining and relaxation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mead Crescent, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9RP

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@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

