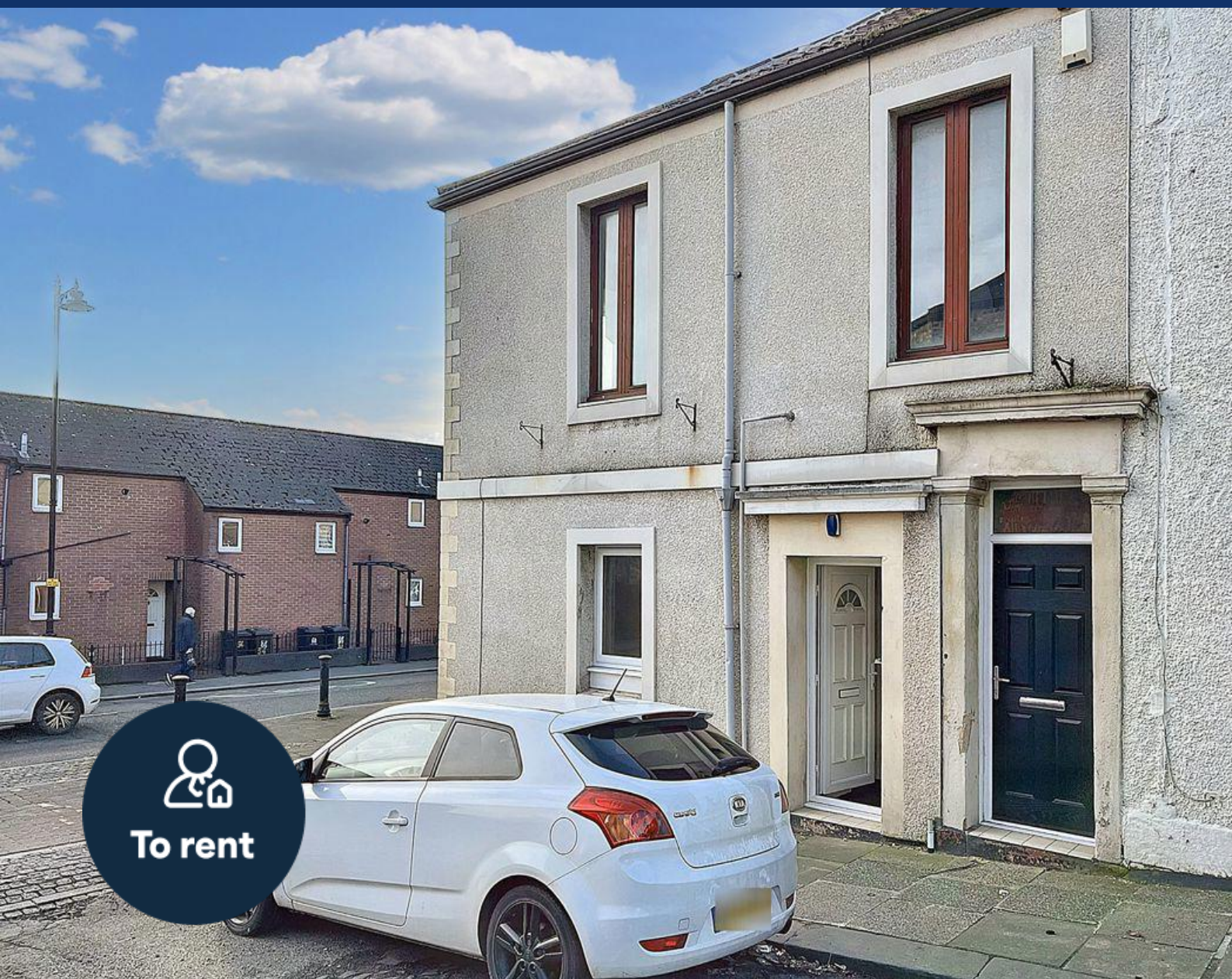




2 bed lower flat to rent in NE29

Spencer Street, North Shields, North Shields, Tyne and Wear, NE29 6RF

£625 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Council Tax Band A
- ✓ Two Bedroom Ground Floor Flat
- ✓ Available June 2026
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This delightful two-bedroom lower flat, located in the desirable location of North Shields, is available as a residential rental. Well maintained, it offers a comfortable and spacious living environment, ideally suited to a variety of potential tenants.

The property includes two well-sized bedrooms, giving plenty of options for arrangement. The highly finished bedrooms are bathed in natural light, creating tranquil spaces perfect for relaxation after a long day.

A single well-appointed bathroom serves the flat, a tastefully decorated space that combines practicality with style.

At the heart of the home is an airy reception room, perfect for both comfortable living and entertaining guests. The room offers ample space for a dining area and lounging spot, with plenty of natural light giving the space a generous and homely feel.

The property boasts a convenient location in North Shields, offering excellent transportation links and access to local amenities, such as shopping centres, parks, and eateries. With the vibrancy of life in North Shields only minutes away, this flat is ideally positioned for those looking to enjoy all the region has to offer.

Contact us at Pattinson Estate Agents for more information and to book a viewing. This lower flat in North Shields marks the perfect opportunity for anyone seeking comfortable and top-quality residential rental accommodation within a bustling, dynamic neighbourhood.

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: £650.00

Rent: £625 pcm

Property Type: Lower Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Electric

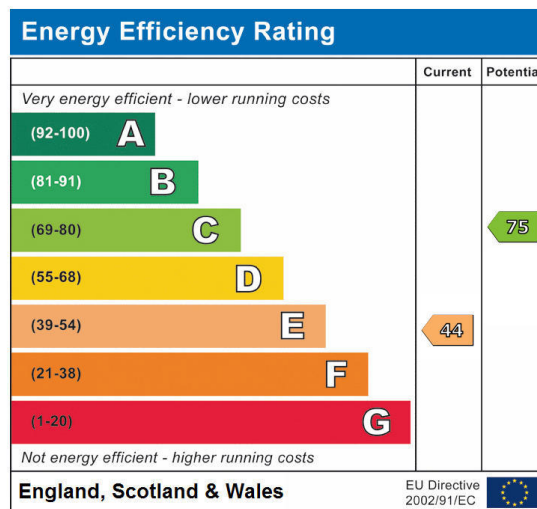
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Spencer Street, North Shields, North Shields, Tyne and Wear, NE29 6RF

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

189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@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

