



4 bed terraced house to rent in

Hursley Walk, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 3LS

£1,250 pcm

 x 4  x 2  x 1

Allocated parking

Unfurnished

Property features

- ✓ Available Now
- ✓ Four Bedrooms
- ✓ Semi-Detached House
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Alia Saidan
Branch Manager
Wallsend

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available immediately is this four bedroom terrace house located in this sought after development.

The accommodation comprises; entrance area with stairs to the first floor and cloaks cupboard, generous open plan lounge/dining room, downstairs WC kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated fridge freezer, freestanding dishwasher, stainless steel one and a half sink with mixer tap and double glazed window. To the first floor four bedrooms (master with en-suite) and family bathroom/WC.

Externally block paved area to the front and to the rear is mainly laid to lawn with paved patio area and fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

The property is ideally located close to all local amenities, good schools and good transport links to Newcastle City Centre.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2d3dd>

Please contact the Wallsend Branch for more information or to arrange a viewing.

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: £1,425.00

Rent: £1,250 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With doors off to the lounge, cloak cupboard and stairs to the first floor.

Lounge/Diner

6.82m x 5.95m (22'4" x 19'6")

Double glazed French doors to the rear, double glazed window to the front, built in storage cupboards and two radiators.



Kitchen

3.62m x 2.39m (11'10" x 7'10")

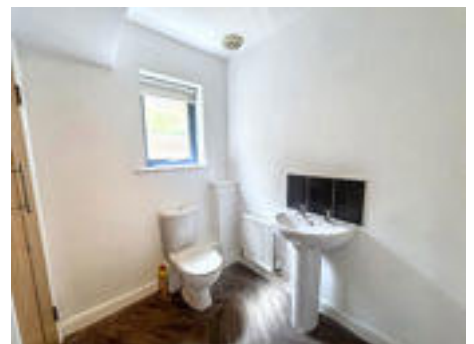
With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated fridge freezer, freestanding dishwasher, stainless steel one and a half sink with mixer tap and double glazed window.



Ground Floor WC

2.15m x 1.63m (7'0" x 5'4")

With low level WC, hand wash basin, utility cupboard plumbed for washing machine and radiator.



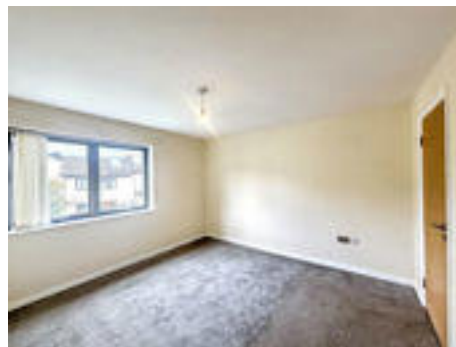
First Floor Landing

With doors off to the bedrooms and bathroom/WC.

Bedroom One

3.96m x 3.32m (12'11" x 10'10")

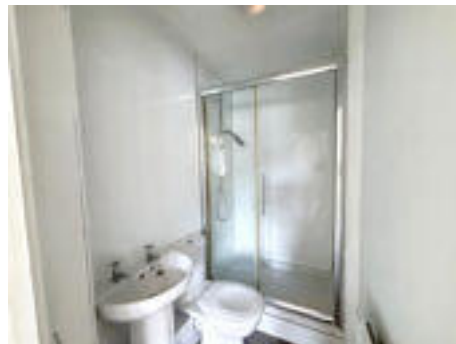
Double glazed window to the rear, en-suite shower room/WC and radiator.



En-suite

1.99m x 1.25m (6'6" x 4'1")

White three piece shower room/WC comprising; shower cubicle, hand wash basin, low level WC partially tiled walls and radiator.



Bedroom Two

3.31m x 3.36m (10'10" x 11'0")

Double glazed window to the front and radiator.



Bedroom Three

2.88m x 2.52m (9'5" x 8'3")

Double glazed window to the rear and radiator.



Bedroom Four

2.88m x 2.33m (9'5" x 7'7")

Double glazed window to the front and radiator.



Bathroom/WC

2.14m x 1.95m (7'0" x 6'4")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, partially tiled walls and radiator.

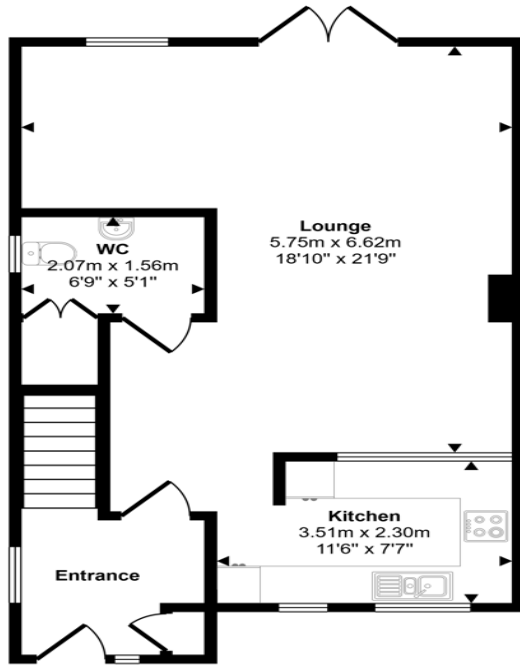


Rear Garden

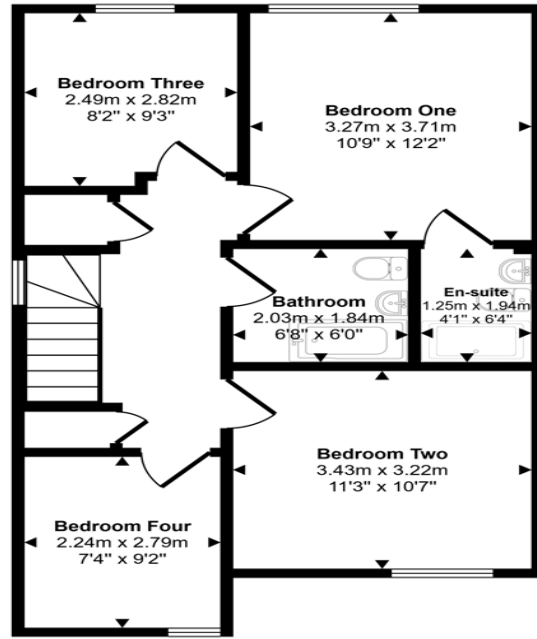
Private west facing rear garden mainly laid to lawn with paved patio area, shed and fenced boundaries.



Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft



First Floor
Approx 56 sq m / 599 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		90
(69-80) C	77	
(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	

Hursley Walk, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 3LS

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

**157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681,
wallsend@pattinson.co.uk, www.pattinson.co.uk**

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