



3 bed semi-detached house to rent in NE12

Glebe Terrace, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7JS

£1,200 pcm

 x3  x1  x1

Off Street parking

Part Furnished

Property features

- ✓ Beautifully Presented Three Bedroom Home
- ✓ Spacious Open-Plan Living & Kitchen Area
- ✓ Spacious Open-Plan Living & Kitchen Area
- ✓ 15 Glebe Terrace, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7JS

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this beautifully presented three-bedroom home situated on Glebe Terrace, Forest Hall.

Offering spacious and modern accommodation throughout, this attractive property has been thoughtfully maintained and is ideal for families, couples or professionals seeking a home ready to move straight into. The property benefits from a bright and contemporary open-plan living and kitchen area creating an excellent space for everyday living and entertaining, together with a modern ground floor bathroom suite.

To the first floor are three well-proportioned bedrooms, all finished in neutral décor and offering a bright and airy feel throughout. The property is offered on a part-furnished basis and benefits from freestanding wardrobes providing useful storage solutions.

Externally, the property enjoys a generous driveway providing off-street parking together with mature shrubbery to the front creating an excellent degree of privacy. To the rear is a spacious enclosed garden, partially laid to lawn with a paved area ideal for relaxing and entertaining, together with a useful storage shed.

Ideally positioned within the popular residential area of Forest Hall, the property is conveniently located close to a range of local amenities, schools, transport links and offers easy access to Newcastle City Centre and surrounding areas.

Early viewing is highly recommended to appreciate the accommodation 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: £1,225.00

Rent: £1,200 pcm

Property Type: Semi-detached house

USPs: Part furnished, Allows children, Allows pets

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

To the front of the property is a generous driveway providing ample off-street parking, together with mature shrubbery offering an excellent degree of privacy and an attractive approach to the home.



Living Room

4.13m x 3.93m (13'6" x 12'10")

A spacious and bright open-plan living space offering a modern and welcoming feel, with a large window allowing plenty of natural light to flood the room. Featuring stylish grey wood-effect flooring and an attractive panelled feature wall, this versatile space flows seamlessly into the kitchen area and onward to the ground floor bathroom. The property also benefits from useful additional storage, with the bookshelf, storage cupboard and TV unit included.



Kitchen

3.48m x 2.68m (11'5" x 8'9")

A modern open-plan kitchen fitted with a range of complementary wall and base units providing excellent storage and workspace. Benefiting from integrated appliances including a built-in fridge/freezer, oven and hob with overhead extractor fan, together with a contemporary mixer tap, creating a practical yet stylish kitchen space ideal for day-to-day living.



Bathroom

2.15m x 2.48m (7'0" x 8'1")

A contemporary and spacious bathroom fitted with a modern three-piece suite comprising low-level WC, hand wash basin with integrated storage drawers and mirrored wall cabinet, together with a walk-in shower. Finished to a modern standard and designed to create a bright and airy feel.



Bedroom 1

2.94m x 3.91m (9'7" x 12'9")

A generously sized principal bedroom offering excellent space for furnishings, featuring a large window allowing plenty of natural light and neutral décor throughout. The room also benefits from freestanding wardrobes providing practical storage solutions.



Bedroom 2

2.35m x 2.87m (7'8" x 9'4")

A well-proportioned second bedroom offering versatile accommodation, ideal as a bedroom, guest room or home office space. Featuring a large window creating a bright and welcoming feel, together with a freestanding wardrobe and radiator.



Bedroom 3

2.51m x 3.40m (8'2" x 11'1")

A spacious and neutrally decorated third bedroom offering a bright and airy feel throughout. Benefiting from a large window and freestanding wardrobe, creating a comfortable and versatile living space.

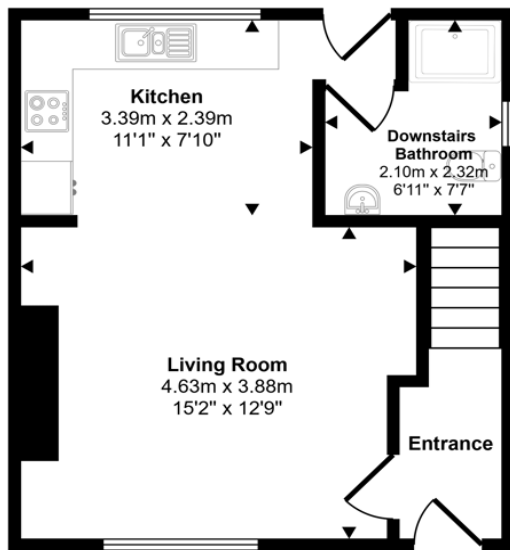


Garden

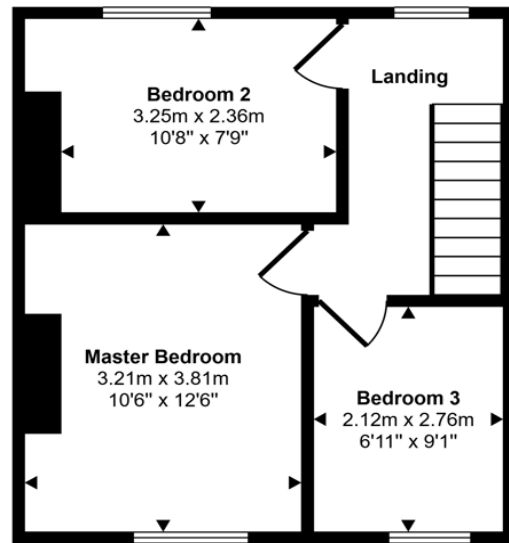
To the rear is a generously sized enclosed garden, partially laid to lawn with a paved seating area, providing an ideal outdoor space for relaxing or entertaining. A freestanding shed also offers useful additional external storage.



Approx Gross Internal Area
70 sq m / 756 sq ft



Ground Floor
Approx 35 sq m / 382 sq ft



First Floor
Approx 35 sq m / 374 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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(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	

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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

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