



## 2 bed ground floor flat to rent in

Collingwood Street, Hebburn, Tyne and Wear, NE31 2XW

# £650 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ MODERN FITTED KITCHEN ( with appliances )
- ✓ MODERN FITTED FAMILY
- ✓ FULLY REFURBISHED
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Jason Olley  
Branch Manager  
Jarrow

0191 4897431  
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the market this newly refurbished Two Bedroom ground floor flat located on Collingwood Street, Hebburn. An exemplification of splendid living space, the flat boasts two well-appointed bedrooms offering ample space for relaxation and personalisation.

The heart of this charming abode is a modern, fitted kitchen, equipped with an array of appliances to indulge in your culinary pursuits. It is designed to optimise functionality without compromising on style, perfect for those with a penchant for cooking and entertaining.

The property features a single welcoming reception room, providing a perfect blend of comfort and practicality. This space is primed and ready to become the centrepiece of your living space, whether it serves as a dining area or a cosy entertainment hub.

Lastly, a modern, fitted family bathroom completes the picture. Elegantly designed for a rejuvenating bathing experience, this bathroom offers both sophistication and delightful charm in equal measure.

This residential rental property is an ideal opportunity for those desiring a contemporary lifestyle in an efficaciously designed ground floor flat in the heart of Hebburn. Get in touch promptly to avoid missing out on this attractive rental opportunity.

Call Pattinson Today: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@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: £675.00

Length of Tenancy: 6 months

Rent: £650 pcm

Property Type: Ground floor flat

USPs: Allows children, Allows pets

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front



## Entrance / Hallway

5.13m x 2.66m (16'9" x 8'8")

Upvc part glazed door leading to entrance, gas central heating radiator, built in storage, laminate flooring;



## Bedroom One

4.35m x 4.14m (14'3" x 13'6")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



## Bedroom Two

3.24m x 2.67m (10'7" x 8'9")

Double glazed window to rear aspect, gas central heating radiator, laminate flooring, combi boiler;



## Lounge

4.23m x 3.60m (13'10" x 11'9")

Double glazed window to rear aspect, gas central heating radiator, laminate flooring;



## Kitchen

2.70m x 2.19m (8'10" x 7'2")

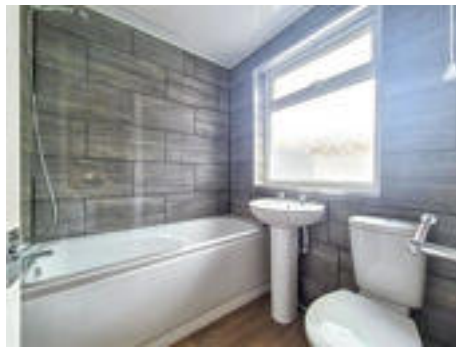
A range of wall & base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, free standing gas cooker, washing machine, fridge freezer, laminate flooring, double glazed window to side aspect, Upvc part glazed door leading to Court Yard;



## Family Bathroom

1.88m x 1.65m (6'2" x 5'4")

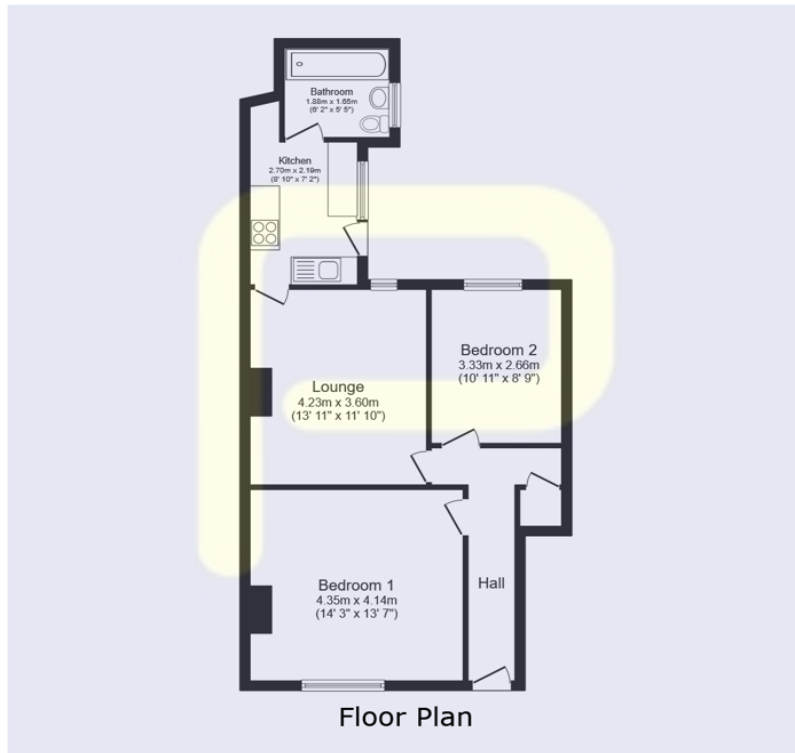
A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, gas central heating chrome towel radiator, tiled walls, laminate flooring, double glazed window to side aspect;



## External Rear

Private enclosed walled garden, gated access to rear aspect;





Total floor area: 62.5 sq.m. (673 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk**

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