



### 3 bed upper flat to rent in NE4

Wingrove Avenue, Fenham , Newcastle upon Tyne, Tyne and Wear, NE4 9AA

# £950 pcm

 x3  x1  x1

On Street parking

Furnished

### Property features

- ✓ Upper Flat - Three Bedrooms
- ✓ Great Transport Links
- ✓ Viewing Recommended
- ✓ West Road Branch

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Not available until September 2026

We are delighted to present this attractive three-bedroom upper flat for rent, situated Wingrove Avenue, Fenham. This residential rental property provides a spacious living environment, blending functionality and comfort to create the perfect home.

Upon entering the property, you will find a welcoming reception room, filled with natural light, lending to an inviting atmosphere ideal for both entertaining and tranquil relaxation. The three generously-sized bedrooms offer ample space for personalisation, ensuring every member of the household has their own personal retreat.

The property also boasts a well-appointed bathroom, replete with modern fixtures and fittings. The functional layout of the property ensures ease of movement and a balanced distribution of space.

Further notable features include double glazed windows, ensuring warmth and quiet, in addition to gas central heating throughout the flat, ensuring a cosy atmosphere during the colder months.

This upper flat offers the unique blend of comfortable city living within Fenham, a location renowned for its community spirit, well-kept green spaces, and variety of amenities. Conveniently situated, this property is within striking distance of a number of local shops, educational institutions, and transport links, making it a perfect choice for a wide range of tenants.

Don't miss out on this opportunity to lease this fantastic property. We welcome interested parties to arrange a viewing through Pattinson Estate Agents at your earliest convenience. This home is sure to attract a host of potential renters, thanks to its prime location, great layout, and welcoming atmosphere.

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: £975.00

Length of Tenancy: 6 months

Rent: £950 pcm

Property Type: Upper Flat

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

## Entrabce Hall

Stairs to first floor.

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## Lounge



## Kitchen



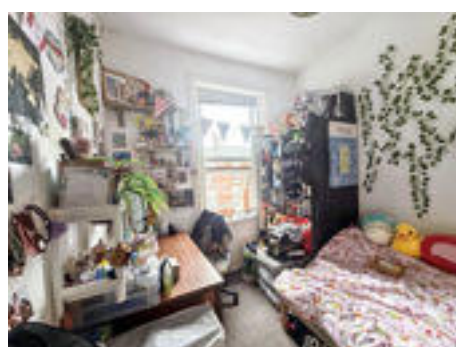
## Bedroom One



## Bedroom Two



## Bedroom Three



## Bathroom





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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
west.road@pattinson.co.uk, www.pattinson.co.uk**

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