



2 bed ground floor flat to rent in

Breamish Street, Jarrow, Tyne and Wear,
NE32 5SH

£650 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ LARGE REAR COURT YARD
- ✓ 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 well presented Two Bedroom Ground Floor Flat located on Breamish Street, Jarrow.

This property is an ideal opportunity for first time buyers, downsizers, or those looking for a buy-to-let investment.

Upon entering the property, you are warmly greeted by a welcoming entrance hall which leads into the bright and airy lounge. The generous proportioned lounge provides an abundance of natural light, creating a pleasant and relaxed atmosphere. Perfect for cosy evenings in or to entertain guests.

Just off the lounge lies the stylish modern fitted kitchen. Fully equipped with well-maintained appliances and ample storage. The Two Bedrooms, offer ample space for double beds and accompanying furnishings. Each bedroom houses large windows providing plenty of natural light and a peaceful ambience, creating a perfect environment for relaxation.

An additional highlight of the property includes a family bathroom. Modern and functional, the bathroom is finished to a high standard and in excellent condition, offering a refreshing sanctuary after a long day.

Ideally situated in Jarrow, the property benefits from being close to local amenities, including shops, schools and public transport links, making the location as convenient as it is desirable.

In conclusion, this ground floor flat is a superb blend of modern design, comfort and space, ensuring it is the perfect place to call home. We highly recommend booking a viewing to appreciate all the property has to offer. Selling as a Residential Sale, do not miss this splendid opportunity to own a fantastic home in Jarrow.

Call Pattinson JARROW: 0191 4897431 or Email: 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, Allows smokers

Parking: Off 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

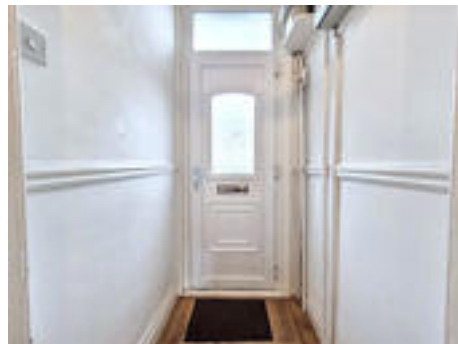
External Front



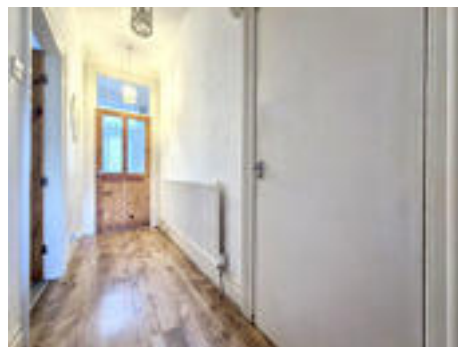
Entrance/Hallway

5.44m x 1.13m (17'10" x 3'8")

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



Entrance/Hallway.



Bedroom One

4.09m x 4.09m (13'5" x 13'5")

Double glazed windows to front aspect, gas central heating radiator;



Bedroom Two

3.03m x 2.28m (9'11" x 7'5")

Double glazed window to rear aspect, gas central radiator;



Lounge

4.97m x 4.09m (16'3" x 13'5")

Double glazed window to rear aspect, electric fire with feature surround, gas central heating radiator, laminate flooring;



Kitchen

3.87m x 2.72m (12'8" x 8'11")

A range of wall and base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, space for fridge freezer, combi boiler, gas central heating radiator, tiled flooring, double glazed window to side aspect, Upvc part glazed door leading to large rear Court Yard;



Kitchen.



Kitchen..



Inner Hallway

0.89m x 2.29m (2'11" x 7'6")

Roll top work surface, plumbing for washing machine, tiled flooring, double glazed window to side aspect;



Family Bathroom

1.80m x 2.29m (5'10" x 7'6")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, extractor, shaving point, tiled walls and flooring, double glazed window to side aspect;



External Rear


Private large walled court yard, Up & Over garage door providing off street parking, external lighting and water source;



External Rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(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 

Breamish Street, Jarrow, Tyne and Wear, NE32 5SH

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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