



### 3 bed upper flat to rent in NE11

Parsons Gardens, Dunston, Gateshead,  
Tyne and Wear, NE11 9ET

# £795 pcm

 x3  x1  x1

On Street parking

Unfurnished

### Property features

 EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An unfurnished and deceptively spacious three bedroom upper flat fronting onto a pedestrianised walkway, ideally situated within easy reach of local amenities, schools and regular bus services providing excellent public transport links. Road access is also convenient, with the A1 just a short distance away, making it ideal for commuters.

The property benefits from UPVC double glazing, gas central heating and a private rear yard.

The accommodation comprises an entrance lobby with stairs leading to the first floor landing, a spacious lounge, fitted kitchen, three well proportioned bedrooms, a bathroom and a separate WC. Externally there is a private yard to the rear.

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: £820.00

Rent: £795 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

## Entrance Lobby

Stairs to the first floor landing

## Landing

Loft Access



## Lounge

5.30m x 3.80m (17'4" x 12'5")

UPVC double glazed bay window, electric fire set to a feature fire surround, acoustic style panels to the alcove, two radiators



## Kitchen

3.10m x 2.60m (10'2" x 8'6")

Fitted wall and base units with an electric hob inset and extractor over, built in electric oven, stainless steel sink and drainer, space for automatic washing machine, UPVC double glazed window and door, radiator



## Bedroom One

4.20m x 3.10m (13'9" x 10'2")

UPVC double glazed window, radiator



## Bedroom Two

3.40m x 2.90m (11'1" x 9'6")

UPVC double glazed window, radiator, cupboard housing a combi boiler



## Bedroom Three

3.20m x 2.00m (10'5" x 6'6")

UPVC double glazed window, radiator, built in cupboard



## Bathroom

1.70m x 1.50m (5'6" x 4'11")

Panelled bath with shower to mixer tap, wash basin, UPVC double glazed window. tiled walls and floor



## Separate WC

WC, part tiled, UPVC double glazed window




## External

Private yard to the rear





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>	77	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:

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Client Money Protection

