

**To rent**

2 bed semi-detached house to rent in NE10

Stanfield Gardens, Gateshead, Tyne and Wear, NE10 8SS

£900 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN /
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this delightful, two bedroom semi-detached residence nestled in the heart of Gateshead. This residential rental offers an abundance of modern features and is designed to accommodate a contemporary lifestyle.

Upon entering this exquisite home, you're greeted by a noticeably bright and airy lounge area. The spacious lounge is ideal for unwinding after a long day or entertaining guests in a warm and inviting setting.

The property benefits from a modern fitted kitchen equipped with all the necessary appliances. This impressive kitchen offers plentiful counter space for adventurous home chefs and comes complete with an additional utility area, providing extra storeroom for day-to-day chores.

Boasting two generously sized bedrooms, the property caters for the needs of a young family or professionals requiring a ready-to-move-in setting. The elegant decor and ample storage facilities enhance these comfort-filled spaces, providing the perfect sanctuary for rest and relaxation.

The home also features a well-appointed bathroom with modern utilities, further accentuating the property's contemporary design ethos.

In a highly sought-after area of Gateshead, this semi-detached property offers a perfect blend of convenience and comfort. With its modern amenities and appealing design, this lovely residence could be the perfect fit for your next home. We highly recommend viewing to appreciate the style and design features on offer within this fantastic property.

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: £1,038.46

Rent: £900 pcm

Property Type: Semi-detached house

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

Private enclosed walled garden set to lawn. path leading to entrance, gated access to rear garden;



Entrance/Hallway

3.28m x 1.81m (10'9" x 5'11")

Composite part glazed door leading to entrance, double glazed window to front aspect, gas central heating radiator, laminate flooring;



Lounge

4.22m x 3.97m (13'10" x 13'0")

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



Lounge.



Kitchen

2.05m x 4.00m (6'8" x 13'1")

A range of wall & base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, free standing electric cooker, plumbing for washing machine, space for fridge freezer, gas central heating radiator, laminate flooring, double glazed window to rear aspect;



Kitchen.



Kitchen..



Utility / Diner

2.24m x 1.79m (7'4" x 5'10")

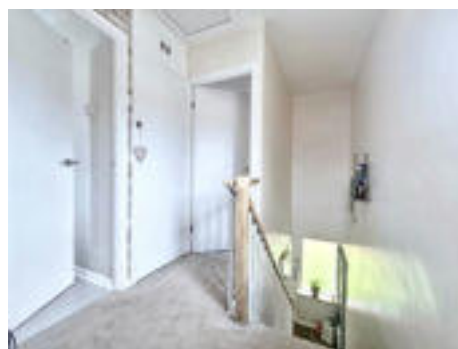
Double glazed window to side aspect, composite part glazed door leading to garden, built in storage, laminate flooring, breakfast bar;



First Floor Landing

3.63m x 1.86m (11'10" x 6'1")

Double glazed window to side aspect, built in storage, access to boarded loft with lighting;



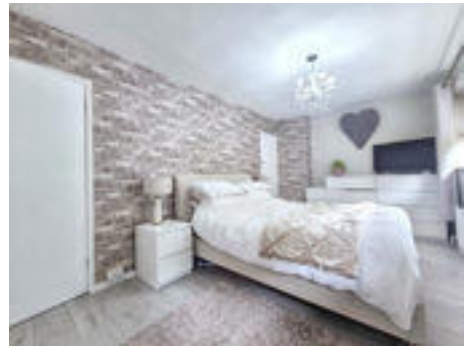
Bedroom One

2.89m x 4.89m (9'5" x 16'0")

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



Bedroom One.



Bedroom Two

2.62m x 3.98m (8'7" x 13'0")

Double glazed window to rear aspect, gas central heating radiator. built in wardrobes, laminate flooring;



Bedroom Two.



Family Bathroom

1.62m x 2.42m (5'3" x 7'11")

A suite comprising; Bath with mains waterfall shower over, vanity wash hand basin, enclosed cistern, gas central heating chrome towel radiator, vinyl flooring, double glazed window to rear aspect;



External Rear

Large private enclosed lawned garden complemented by decked patio, decorative stone borders, external water source, lighting and storage, gated access to front aspect;

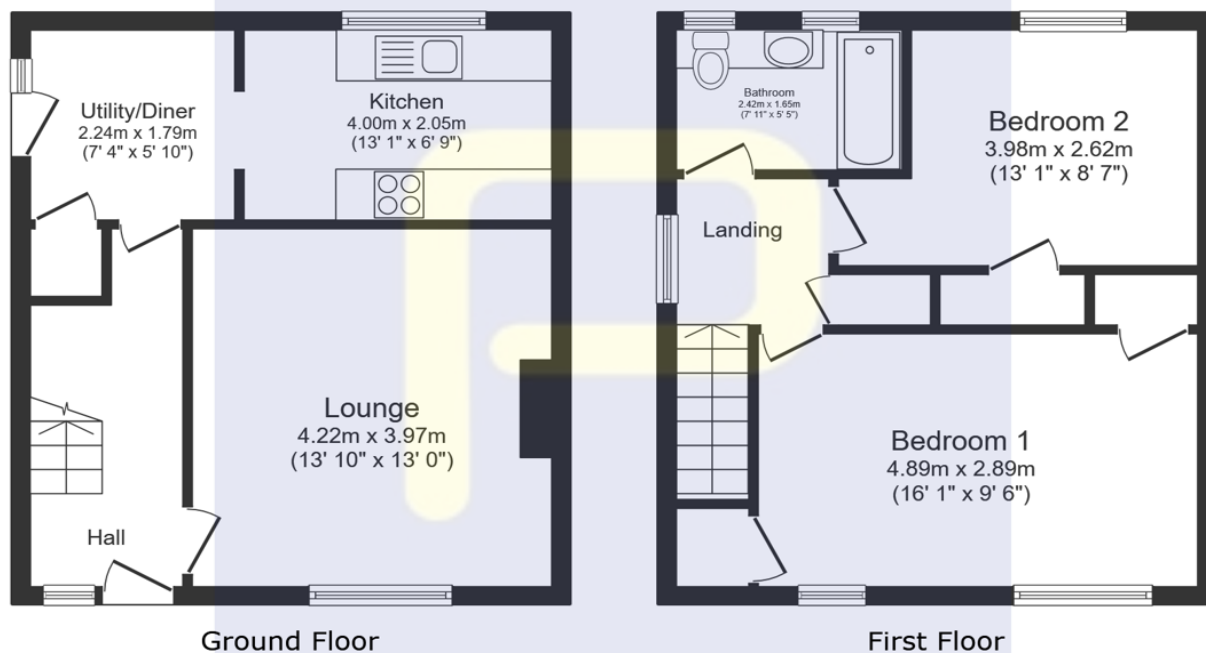


External Rear.



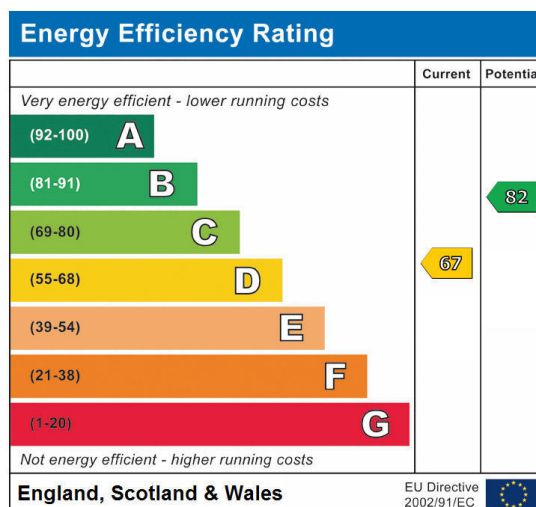
External Rear..





Total floor area: 76.1 sq.m. (819 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



Stanfield Gardens, Gateshead, Tyne and Wear, NE10 8SS

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

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Client Money Protection

