

**To rent**

## 2 bed lower flat to rent in NE12

Stamford, Garth Sixteen, Killingworth,  
Newcastle upon Tyne, Tyne and Wear,  
NE12 6PY

# £750 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Two Bedroom Lower Flat
- ✓ Quiet Residential Location
- ✓ Early Viewing Recommended
- ✓ Neutral Décor Throughout
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

0191 2150677  
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented two-bedroom lower flat, situated within the popular residential area of Killingworth.

Occupying a quiet position, the property offers spacious accommodation throughout and has been neutrally decorated, making it ready for immediate occupation. The accommodation briefly comprises an entrance hallway, a bright and spacious living room, a fitted kitchen with integrated oven and hob, two well-proportioned bedrooms and a modern bathroom complete with shower over the bath. Externally, the property benefits from a private, enclosed rear garden which has been gravelled for ease of maintenance, along with ample on-street parking nearby.

Ideally located, the property is within easy reach of a range of local shops, supermarkets, schools and leisure facilities. Excellent transport links, including nearby bus routes and access to the A19 and A1, provide convenient travel throughout Newcastle, North Tyneside and the surrounding areas.

This fantastic home would be ideal for professionals, couples or a small family looking for comfortable accommodation in a sought-after location.

Early viewing is highly recommended.

For more information or to arrange a viewing, please contact Pattinson Forest Hall on 0191 215 0677 or email forest.hall@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: £775.00

Rent: £750 pcm

Property Type: Lower Flat

USPs: Garden, Allows children, Allows pets

Parking: On Street

Heating: Gas

## External

Situated within a quiet residential cul-de-sac in the popular area of Killingworth, the property enjoys a peaceful setting whilst remaining conveniently close to a range of local shops, schools and excellent transport links. Ample on-street parking is available close to the property.



## Entrance Hall



## Living Room

*4.40m x 3.40m (14'5" x 11'1")*

A spacious and bright living room, neutrally decorated throughout and benefiting from a large uPVC double glazed window allowing plenty of natural light to flood the room. Complete with a radiator and ample space for a range of living room furniture.



## Kitchen

*2.50m x 2.50m (8'2" x 8'2")*

A well-proportioned kitchen fitted with a range of wall and base units complemented by contrasting work surfaces. Features include an integrated oven, gas hob with extractor hood above, space and plumbing for a washing machine and additional appliances, tiled splashbacks, a large uPVC double glazed window and neutral décor throughout.



## Bedroom 1

*3.90m x 3.10m (12'9" x 10'2")*

A generous double bedroom, tastefully decorated in neutral tones and offering ample space for a double bed and additional bedroom furnishings. Benefiting from a large uPVC double glazed window and radiator.



## Bedroom 2

2.50m x 2.20m (8'2" x 7'2")

A good-sized second bedroom, ideal as a guest room, child's bedroom or home office. Neutrally decorated and featuring a large uPVC double glazed window and radiator.



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## Bathroom

A modern bathroom comprising a three-piece suite including a low-level WC, wash hand basin and panelled bath with shower over. Finished with contemporary fittings and a heated towel radiator.



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## Garden

To the rear is a private, enclosed garden which has been gravelled for ease of maintenance, providing an ideal outdoor space to enjoy with minimal upkeep.





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

Stamford, Garth Sixteen, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6PY

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

**17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk**

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**RICS** | Client Money Protection



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