



3 bed town house to rent in NE12

Greyfriars Lane, Newcastle upon Tyne,
Tyne and Wear, NE12 8SS

£1,250 pcm

 x 3  x 2  x 1

Garage parking

Part Furnished

Property features

- ✓ Three Bedroom House
- ✓ Private Garden
- ✓ Available 18th September 2026
- ✓ Main bedroom with En-Suite.
Downstairs WC and Family
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Gosforth are delighted to present this attractive three-bedroom townhouse, ideally situated in the vibrant and sought-after city of Newcastle upon Tyne.

Offering spacious and well-presented accommodation throughout, this lovely home provides a comfortable and welcoming environment, making it an ideal choice for families, professionals or those looking for a high-quality rental property in a convenient city location.

Upon entering, you are greeted by a bright and generously sized reception room, providing an inviting space to relax, unwind or entertain friends and family. Large windows allow plenty of natural light to fill the room, creating a warm and peaceful atmosphere.

The property offers three well-proportioned bedrooms, each providing a comfortable and versatile space for residents to enjoy. With two modern bathrooms, busy mornings are made considerably easier, while contemporary fittings add a stylish and practical touch.

This well-presented rental property benefits from a private garage, providing secure off-street parking and convenient additional storage space. A practical feature for residents looking for extra security, convenience and room for belongings.

The fully fitted kitchen provides excellent storage and modern conveniences, making it a practical space for everyday cooking and entertaining.

To the rear of the property is a private outdoor space, offering the perfect setting for enjoying a morning coffee, relaxing in the fresh air or hosting summer barbecues with friends and family.

Located in Newcastle upon Tyne, the property benefits from excellent transport links and easy access to a wide range of local amenities, including schools, restaurants, shops, bars and leisure facilities.

Combining generous living accommodation, modern amenities and a private outdoor space, this delightful townhouse offers a fantastic opportunity for anyone seeking a comfortable home in a popular and well-connected location.

Contact Pattinson Gosforth today to arrange your viewing.

☎ 0191 230 3365

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: C

Deposit: £1,442.31

Rent: £1,250 pcm

Property Type: Town House

USPs: Part furnished

Parking: Garage, On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365,
gosforth@pattinson.co.uk, www.pattinson.co.uk**

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