



3 bed semi-detached house to rent in NE34

Centenary Avenue, Harton, South Shields, Tyne and Wear, NE34 6PH

£850 pcm

🛏 x3 🚿 x1 🚻 x1

Allocated parking

Unfurnished

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| THREE BEDROOM | SEMI DETACHED | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION |

We are delighted to offer TO LET this beautifully presented three bedroom semi detached house on the popular Centenary Avenue, South Shields. Benefiting from gas central heating and double glazing the property is ready to move into and would make a fantastic family home.

Comprising briefly :- Upvc door to the entrance hallway with door to the lounge and kitchen/diner and on to the bathroom. To the first floor landing lie bedroom one, bedroom two and bedroom three.

Externally gardens lie to the front and rear.

ADDITIONAL PICTURES TO FOLLOW... Book your viewing today...

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: £875.00

Length of Tenancy: 6 months

Rent: £850 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas



Centenary Avenue, Harton, South Shields, Tyne and Wear, NE34 6PH

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

**7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488,
south.shields@pattinson.co.uk, www.pattinson.co.uk**

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