



## 2 bed lower flat to rent in NE24

Gatacre Street, Blyth, Blyth,  
Northumberland, NE24 1HD

# £625 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Two Bedroom Lower Flat.
- ✓ Ready Now.
- ✓ Shared Rear Yard.
- ✓ Close to Town Centre.
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated in a convenient location in Blyth, this well-presented two-bedroom lower flat is available to rent and offers comfortable accommodation throughout.

The property comprises a bright reception room, two good-sized bedrooms, a modern bathroom, and a practical fitted kitchen with ample storage and workspace.

Ideally located close to local shops, schools, transport links, and other amenities, the property is well suited to a range of tenants looking for a well-maintained home in a popular residential area.

Early viewing is recommended.

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: £650.00

Rent: £625 pcm

Property Type: Lower Flat

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

## Living Room

3.95m x 4.14m (12'11" x 13'6")



## Kitchen

3.08m x 1.78m (10'1" x 5'10")



## Bedroom 1

4.20m x 3.90m (13'9" x 12'9")



## Bedroom 2

2.99m x 2.33m (9'9" x 7'7")



## Bathroom


2.14m x 1.78m (7'0" x 5'10")



## External 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>	74	79
(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:

**189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@pattinson.co.uk, www.pattinson.co.uk**

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