



To rent

2 bed end of terrace house to rent in NE29

Netherton Avenue, North Shields, Tyne and Wear, NE29 8JH

£990 pcm

 x2  x1  x1

On Street parking

Unfurnished

Key Information

- ✓ Council Tax: Band A
- ✓ 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

Pattinson welcome to the rental market this two bedroom brand new build unfurnished end terraced house situated in this popular residential area in North Shields conveniently situated with great access to North Shields and Whitley Bay town centre.

Comprising entrance porch, leading to the hall, good sized lounge with storage cupboard, open plan to the kitchen fully fitted with a range of white wall and floor units, integrated oven, hob and extractor fan, door to the rear garden, stairs to the first floor landing, bedroom 1 double to the front of the property, bedroom 2 single to the front of the property, bathroom with white suite, shower, part grey tiling. Externally there is a paved to the front garden and shared rear garden

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: £1,142.31

Rent: £990 pcm

Property Type: End of terrace house

Parking: On Street

Heating: Gas



Netherton Avenue, North Shields, Tyne and Wear, NE29 8JH

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

