

**To rent**

2 bed bungalow to rent in NE31

North Drive, Hebburn, Tyne and Wear,
NE31 1EW

£950 pcm

 x2  x1  x1

Driveway & Garage parking

Property features

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ MULTI-CAR DRIVEWAY & GARAGE
- ✓ LARGE SOUTH FACING REAR
- ✓ MODERN FITTED KITCHEN & BATHROOM
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agent are delighted to welcome to the rental market this Two Bedroom Detached Bungalow located on the popular North Drive, Hebburn.

Situated in this sought after residential area, this well presented property has been meticulously maintained and boasts a wealth of features that make it perfect for those looking for their next home. Upon entering, you are greeted with a bright and airy central hallway providing a throughway to all living areas.

The large lounge is spacious and comfortable, providing a cozy living area in which to relax. French doors take you through to the Conservatory, overlooking the rear garden and leading onto a paved patio area. The modern fitted kitchen has ample cupboards and work surfaces in addition to a breakfast bar, to sit and enjoy a cup of coffee or snack.

The property offers two well sized bedrooms, both with fitted wardrobes, and a well-appointed bathroom, with modern fixtures and fittings.

To the rear of the property is a sunny south facing garden with lawn, paved patio area and feature paved circular patio, in which you can relax and enjoy this tranquil, private setting.

The property is ideally located for local amenities with Hebburn Town Centre & Jarrow Viking Shopping Centre both just a short journey away as well as direct transport to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Excellent local road links give easy access to the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hall, Bedroom Two, Bedroom One, Lounge, Kitchen/Diner & Lounge. Externally to the rear is a large private garden with patio & lawn and to the front a multi-car driveway leading to the garage.

Call Pattinson Jarrow on 0191 4897431 or email jarrow@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: C

Deposit: £1,096.15

Rent: £950 pcm

Property Type: Bungalow

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

Private double block paved driveway leading to entrance & garage, well maintained lawn, gated access to rear garden, external lighting;



Entrance/Hallway

3.11m x 0.99m (10'2" x 3'2")

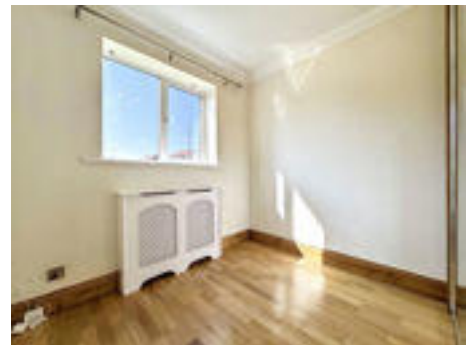
Composite part glazed door leading to entrance, gas central heating radiator, oak doors, LVT flooring;



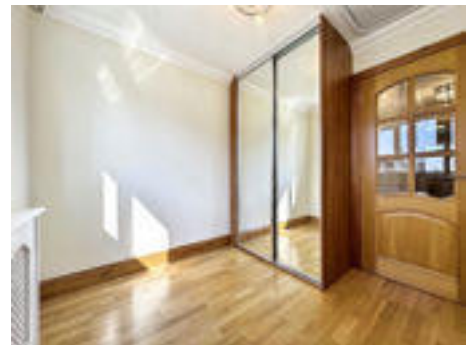
Bedroom Two

2.54m x 2.38m (8'4" x 7'9")

Double glazed window to front aspect, gas central heating radiator, built in sliding wardrobe, loft access, LVT flooring;



Bedroom Two (Additional)



Bedroom One

3.94m x 2.88m (12'11" x 9'5")

Double glazed window to front aspect, gas central heating radiator, built in sliding wardrobe, recess lighting, LVT flooring;



Bedroom One (Additional)



Lounge

5.33m x 2.86m (17'5" x 9'4")

Gas central heating radiator, electric fire with marble surround, LVT flooring, fully glazed sliding patio door to conservatory;



Lounge (Additional)



Conservatory

2.76m x 2.79m (9'0" x 9'1")

Double glazed windows to side & rear, gas central heating radiator, porcelain tiled flooring, UPVC part glazed door leading to garden;



Kitchen/Diner

3.33m x 2.60m (10'11" x 8'6")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, plumbing for washing machine, integrated fridge freezer, breakfast bar, recess lighting, tiled walls, tiled flooring, combi boiler, gas central heating radiator, double glazed window to rear aspect;



Kitchen/Diner (Additional)



Bathroom

2.29m x 1.45m (7'6" x 4'9")

A white suite consisting of bath with mains shower over, vanity wash hand basin, W/C, feature tiled walls, tiled flooring, recess lighting, chrome towel gas central heating radiator, double glazed window to side aspect;



Garage

5.10m x 2.61m (16'8" x 8'6")

Electric roller shutter door, internal power & lighting, double glazed window to rear aspect, part glazed UPVC door leading to garden;

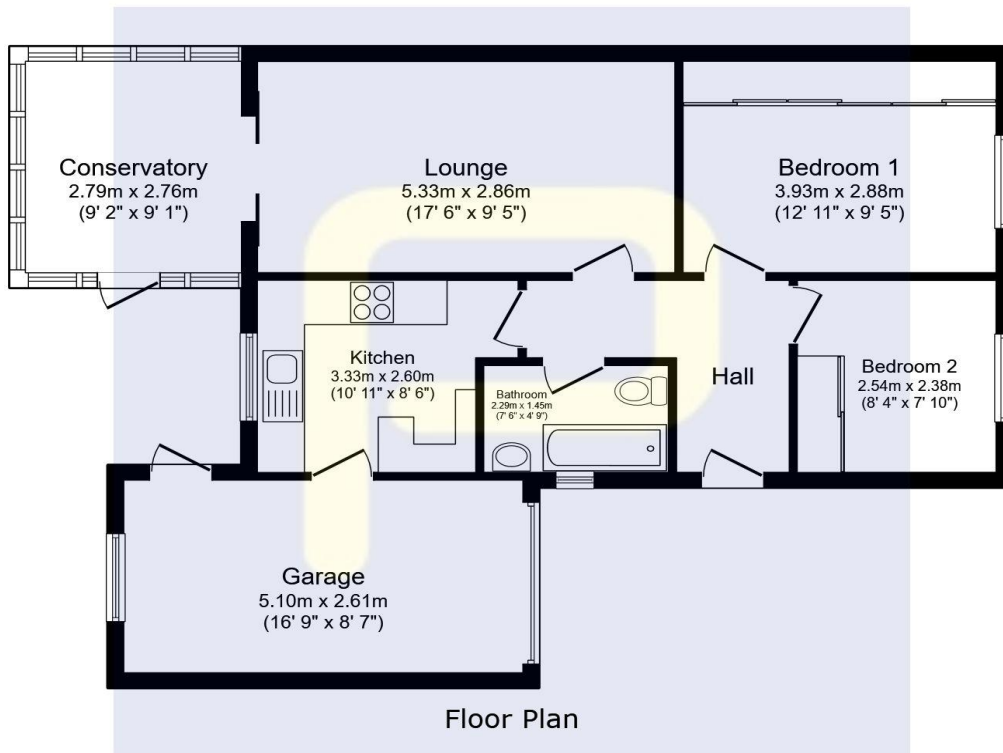
External Rear

Large private enclosed garden with lawn, paved patio & feature block paved patio, decorative stone borders, gated access to front aspect;



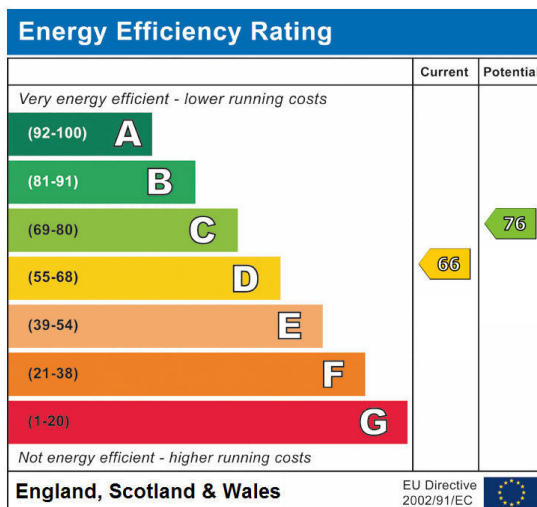
External Rear (Additional)





Total floor area: 74.6 sq.m. (802 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



North Drive, Hebburn, Tyne and Wear, NE31 1EW

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

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