


## 3 bed semi-detached house to rent in NE32

Dumfries Crescent, Jarrow, Jarrow, Tyne and Wear, NE32 4HN

# £900 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

## Property features

- THREE BEDROOMS
- SEMI DETACHED
- NEWLY REFURBISHED
- HIGH SPEC FINISH
- EPC Rating D

## Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

### Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson are delighted to welcome to the rental market this beautifully refurbished, three-bedroom semi-detached property.

Finished to an exceptional standard throughout, this property offers modern, stylish accommodation, ready for its new tenants to move in and make it home. The ground floor benefits from Karndean flooring throughout, creating a seamless flow between the living spaces while adding a touch of elegance and practicality.

The property also boasts a top-of-the-range kitchen, complete with additional storage, providing a stylish and practical space for everyday living.

Upstairs, there is a newly fitted, high-specification shower room and three good size bedrooms. Every room has been finished with high-quality carpeting for added comfort.

Externally the property offers ample space with front and rear gardens.

Call or email to arrange 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: £1,038.46

Rent:  £900 pcm

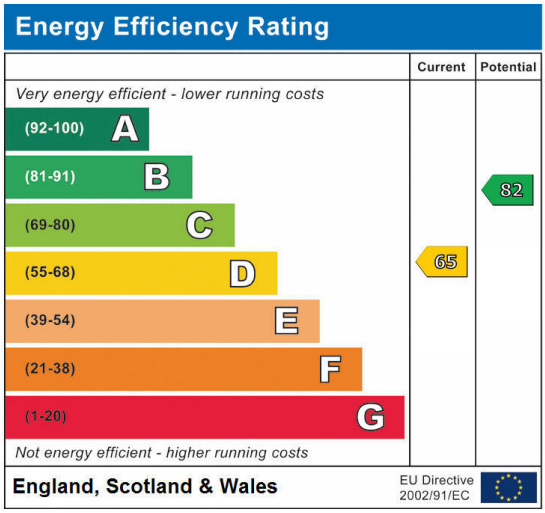
Property Type: Semi-detached house

USPs: Allows smokers

Parking: On Street

Heating: Gas






Dumfries Crescent, Jarrow, Jarrow, Tyne and Wear, NE32 4HN

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

**7 Charlotte Terrace, South Shields, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@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 firms employment has the authority to make or give any representation or warranty in respect of the property.