


## 3 bed upper flat to rent in NE32

Northbourne Road, Jarrow, Tyne and Wear, NE32 5JR

# £780 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

## Property features

- THREE BEDROOM UPPER FLAT
- FULLY REFURBISHED TO A MODERN HIGH STANDARD
- BRIGHT & AIRY LOUNGE
- NEW FLOOR COVERINGS THROUGHOUT
- EPC Rating D

## Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- 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 Agents are delighted to offer to the rental market this Spacious Three Bedroom Upper Flat situated on Northbourne Road, Jarrow.

This property has been fully refurbished to a very high standard including all new floor coverings, while decorated in neutral tones and is ready to become a lovely home for its new tenant

A charming sanctuary, this property boasts three (double) generously proportioned bedrooms, making it an ideal choice for a growing family or for those desiring added space.

The heart of the home is undoubtedly the spacious lounge, exuding both comfort and style. Bathed in natural light, it provides an idyllic setting for relaxation and entertainment. This space seamlessly integrates with the contemporary fitted kitchen. The modern kitchen is well-equipped, enhancing the overall functionality of the space and offering comfort and convenience on a daily basis, in addition there is a modern family bathroom to the rear of the property.

Being located in Jarrow, this home is well-positioned amidst an array of amenities such as schools, shops, and public transport lines, making this an exceptionally convenient living environment.

In conclusion, this three-bedroom upper flat in Jarrow skillfully combines space, style, and location to create a dwelling that is perfect for those seeking comfort, convenience and a place to call home.

Call Pattinson Jarrow to arrange an early viewing: 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: A

Deposit: £900.00

Rent:  £780 pcm

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Broadband: ADSL copper wire, FTTP (fibre to the premises)

Mobile signal coverage: Good

## External Front



## Entrance/Hallway

Part glazed UPVC door leading to entrance, stairs to first floor



## First Floor Landing

*2.36m x 2.65m (7'8" x 8'8")*

Gas central heating radiator



## Lounge

*4.00m x 3.66m (13'1" x 12'0")*

Double glazed window to rear aspect, Gas central heating radiator, tv point



## Bedroom 2

*2.97m x 2.60m (9'8" x 8'6")*

Double glazed window to rear aspect, gas central heating radiator



## Bedroom 1

*4.45m x 3.66m (14'7" x 12'0")*

Double glazed window to front aspect, gas central heating radiator, tv point



## Bedroom 3

*3.02m x 2.66m (9'10" x 8'8")*

Double glazed window to front aspect, gas central heating radiator



## Kitchen

*2.72m x 2.27m (8'11" x 7'5")*

A range of wall and base units with contrasting work surfaces, 1.5 stainless steel sink with with mixer tap over, tiled splashbacks, integrated electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, loft access, gas central heating radiator, vinyl flooring, combi boiler, stairs to courtyard



## Kitchen (Additional)



## Kitchen (Additional 2)



## Bathroom

*2.11m x 1.80m (6'11" x 5'10")*

A suite comprising of; Bath with mains shower over, pedestal wash hand basin, w.c, gas central heating radiator, tiled walls, vinyl flooring, double glazed window to side aspect



## Rear Staircase

Stairs To Rear Court Yard



## External Rear

Private enclosed walled court yard, gated access to rear lane

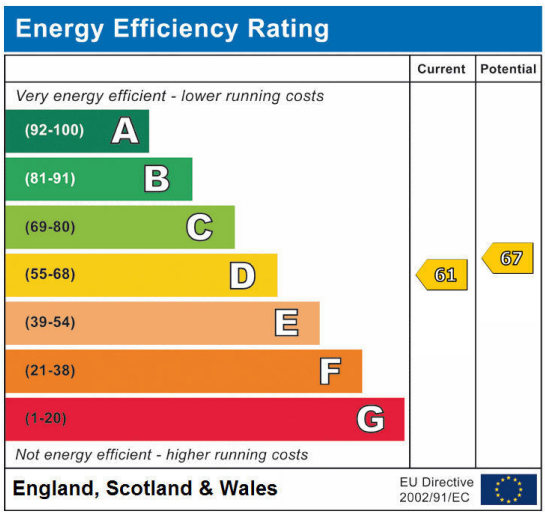





Floor Plan

Total floor area: 67.8 sq.m. (730 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




Northbourne Road, Jarrow, Tyne and Wear, NE32 5JR

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

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk**

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