



2 bed lower flat to rent in NE33

Lyndhurst Street, Town Centre , South Shields, Tyne and Wear, NE33 2TA

£650 pcm

 x2  x1  x1

Permit Parking parking

Furnished

Property features

- ✓ TWO BEDROOM LOWER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ FULLY FURNISHED

Key Information

- ✓ Council Tax: **Band A**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| AVAILABLE FULLY FURNISHED | TWO BEDROOM LOWER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION AND AMENITIES |

We are delighted to offer TO LET this beautifully presented two bedroom, one reception room lower flat on the popular Lyndhurst Street, South Shields. Benefiting from gas central heating and double glazing, the property is beautifully present and would make an ideal home for a professional couple. This property is currently set up as a two reception room and one bedroom property but can easily be swapped to be utilised as two bedrooms and one reception room.

Comprising :- Upvc door to the entrance hallway with doors to the lounge, dining room, bathroom and bedroom two. The kitchen leads from the lounge and on to a private west facing yard.

Available mid-September, book 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: £750.00

Rent: £650 pcm

Property Type: Lower Flat

USPs: Furnished

Parking: Permit Parking

Year built: 1890

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance

Upvc door to the entrance hallway . Doors leading to the lounge, bedroom one, bedroom two and shower room.



Dining Room

Double glazed window to the rear and central heating radiator.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl sink unit with mixer tap and splash back. Electric oven and gas hob with extractor hood. Built in washing machine. Double glazed window to the side and door to the yard.



Lounge

Double glazed window to the front and central heating radiator. Log burning stove.



Bedroom One.

Double glazed window to the rear and central heating radiator.



Shower room

Comprising low level w.c., shower cubicle and wash basin.



External

A private yard lies to the rear.





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

**7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488,
south.shields@pattinson.co.uk, www.pattinson.co.uk**

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