

**To rent**

3 bed semi-detached house to rent in NE15

Benwell Grange Avenue, Newcastle upon Tyne, Tyne and Wear, NE15 6RP

£1,000 pcm

 x 3  x 1  x 2

Driveway parking

Unfurnished

Property features

- ✓ Available Mid October 2026
- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ Double glazed and Gas Central
- ✓ Close to Local Amenities and Transport Links

Key Information

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

Arrange a viewing

Darren Porter
Senior Valuer
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Appealing to a wide variety of buyers is this three bedroom semi detached house situated within this favoured residential area. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge, dining room, kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator. To the first floor, three bedrooms and four piece bathroom/WC.

Externally to the front is mainly laid to lawn with driveway providing off street parking with fenced and walled boundaries, to the rear is a private garden which is mainly laid to lawn with paved area and fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g31e14>

Please contact the West Road Branch for further information or viewings

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: £1,153.85

Rent: £1,000 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay 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: No

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: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With doors off to the lounge, dining room, kitchen and stairs to the first floor.

Lounge

UPVC double glazed window to the rear and radiator.



Dining Room

UPVC double glazed walk in bay window to the front and radiator.



Kitchen

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator.



First Floor Landing

With doors off to the bedrooms and bathroom/WC.

Bedroom One

UPVC double glazed window to the front and radiator.



Bedroom Two

UPVC double glazed window to the rear and radiator.



Bedroom Three

UPVC double glazed window to the front and radiator.



Bathroom/WC

White four piece bathroom suite comprising; shower cubicle, bath, hand wash basin, low level WC, tiled walls, tiled floor, UPVC double glazed window and heated towel rail.

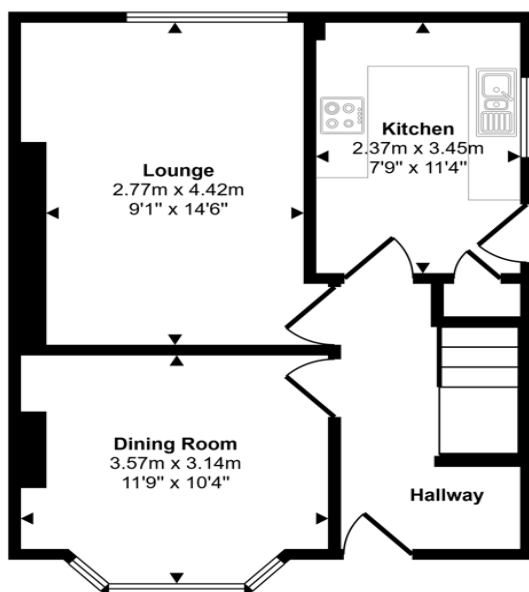


Rear Garden

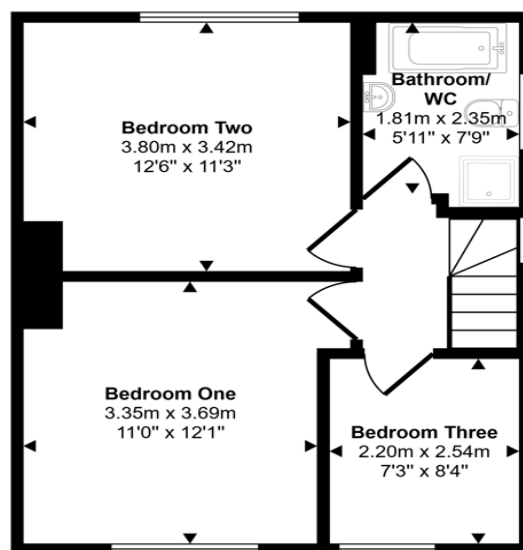
Private rear garden mainly laid to lawn with paved patio area and fenced boundaries.



Approx Gross Internal Area
84 sq m / 907 sq ft



Ground Floor
Approx 43 sq m / 463 sq ft



First Floor
Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Benwell Grange Avenue, Newcastle upon Tyne, Tyne and Wear, NE15 6RP

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

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