



## 2 bed semi-detached house to rent in NE28

Station Road North, Wallsend, Tyne and Wear, NE28 8AB

# £895 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Garden
- ✓ Two Bedrooms
- ✓ Popular Location



## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Arrange a viewing

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Branch Manager  
Wallsend

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Charming Two-Bedroom Semi-Detached Home with Garden – £895 PCM

Available to rent at £895 per calendar month, this appealing two-bedroom semi-detached property offers comfortable accommodation and a private garden,

The property provides a welcoming home with well-proportioned living accommodation and two bedrooms, complemented by an outdoor garden space ideal for relaxing or entertaining.

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: £1,032.69

Rent: £895 pcm

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

## Lounge



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## Kitchen



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## Bathroom



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## Main bedroom



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## Bedroom Two





Station Road North, Wallsend, Tyne and Wear, NE28 8AB

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

**157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681,  
wallsend@pattinson.co.uk, www.pattinson.co.uk**

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