



To rent

2 bed terraced house to rent in

Palmersville, Palmersville, Newcastle upon Tyne, Tyne and Wear, NE12 9HN

£950 pcm

 x 2  x 1  x 1

Garage parking

Unfurnished

Property features

- ✓ Two-bedroom mid-terraced home
- ✓ Recently redecorated throughout
- ✓ Off-street parking to the rear
- ✓ Early viewing recommended

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this spacious and beautifully presented two-bedroom mid-terraced home, ideally positioned within the popular Palmersville area.

The property has recently undergone redecoration and benefits from newly fitted carpets, creating a bright, fresh and move-in-ready home. The accommodation comprises a welcoming entrance hall with a useful storage cupboard, a generous dual-aspect lounge/dining room and a fitted kitchen with direct access to the rear garden.

To the first floor are two well-proportioned bedrooms, both featuring extensive fitted wardrobes, together with a modern shower room.

A particular highlight is the full-sized single garage, providing secure parking or valuable additional storage, alongside further off-street parking to the rear. The property also benefits from an enclosed, low-maintenance rear garden.

Situated within easy reach of Palmersville Metro Station, the property is ideally placed for commuting into Newcastle city centre and throughout the wider region. Local shops, amenities and excellent road links are also conveniently accessible.

Early viewing is highly recommended to appreciate the space, storage and excellent location this property has to offer.

Please contact Pattinson Forest Hall branch to arrange your viewing now on 01912150677 or email us Forest.hall@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: £1,038.46

Rent: £950 pcm

Property Type: Terraced House

Parking: Garage, Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: 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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

Two-bedroom mid-terraced property with an enclosed rear garden, garage and off-street parking to the rear.



Entrance Hall

1.76m x 3.73m (5'9" x 12'2")

Welcoming entrance hall, recently redecorated and finished with newly fitted grey carpeting. Featuring a useful storage cupboard, radiator, staircase to the first floor and access into the main living accommodation.



Living Room

6.45m x 3.67m (21'1" x 12'0")

Bright and spacious dual-aspect lounge with windows to the front and rear, providing plenty of natural light. Recently redecorated with newly fitted grey carpeting, two radiators and ample room for both lounge and dining furniture.



Kitchen

2.98m x 2.67m (9'9" x 8'9")

Fitted kitchen offering a good range of wall and base units with coordinating work surfaces, tiled splashbacks and a stainless-steel sink unit. Integrated oven, hob and extractor hood, space for additional appliances, tiled flooring and a door providing access to the rear garden.



Garden

Enclosed, low-maintenance rear garden with paved pathways, established planted borders and fenced boundaries. The garden provides access towards the garage and rear parking area.



Landing

Recently redecorated landing with newly fitted grey carpeting, providing access to both bedrooms and the shower room.

Bedroom 1

3.17m x 4.94m (10'4" x 16'2")

Generously proportioned double bedroom featuring an extensive range of fitted wardrobes, offering excellent storage while retaining plenty of space for additional bedroom furniture. Recently redecorated with newly fitted grey carpeting, window and radiator.



Bedroom 2

2.91m x 2.59m (9'6" x 8'5")

Well-proportioned second bedroom with a substantial range of fitted wardrobes. Recently redecorated and finished with newly fitted grey carpeting, together with a window and radiator.



Bathroom

1.66m x 2.25m (5'5" x 7'4")

Fully tiled shower room comprising a corner shower enclosure, pedestal wash hand basin and low-level WC. Complete with two windows providing natural light and ventilation, together with a radiator.

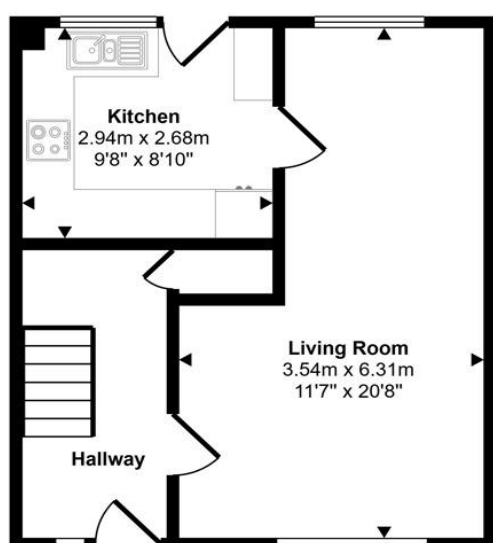


Garage

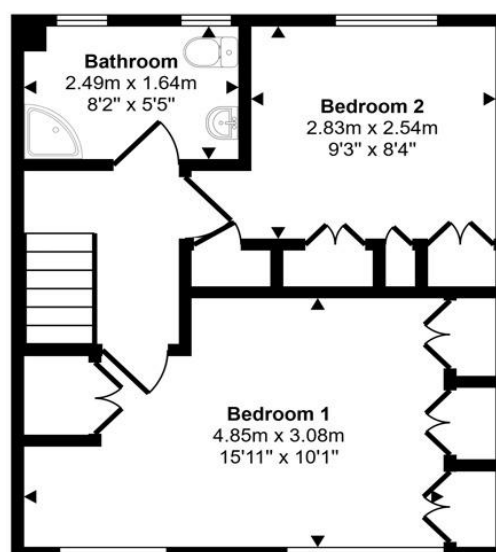
Useful garage providing secure parking or additional storage, complemented by off-street parking to the rear of the property.



Approx Gross Internal Area
69 sq m / 744 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 35 sq m / 377 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.

Palmersville, Palmersville, Newcastle upon Tyne, Tyne and Wear, NE12 9HN

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

**17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677,
forest.hall@pattinson.co.uk, www.pattinson.co.uk**

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