

2 bed ground floor flat to rent in

Sunderland Road, Gateshead, Tyne and Wear, NE8 3QP

£700 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- TWO BEDROOM GROUND FLOOR
- SPACIOUS LIVING THROUGHOUT
- MODERN FITTED KITCHEN / FAMILY BATHROOM
- PRIVATE REAR COURT YARD
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

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Branch Manager
Low Fell

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let this two bedroom ground floor flat in Gateshead, featuring a spacious layout and a private rear courtyard. The property is unfurnished. .

The entrance hallway welcomes you with a uPVC part glazed door, built-in storage, and a gas central heating radiator. The lounge enjoys a double glazed window to the rear aspect, a wall mounted electric fire, and a gas central heating radiator. The modern fitted kitchen is equipped with a range of wall and base units, contrasting work surfaces, a stainless steel sink, free standing electric cooker, fridge freezer, plumbing for a washing machine, and a combi boiler, with access to the rear courtyard via a uPVC part glazed door.

There are two bedrooms, with bedroom one offering a double glazed window to the front aspect and bedroom two to the rear, both with gas central heating radiators. The family bathroom comprises a bath with mains shower over, pedestal wash hand basin, w.c, chrome towel radiator, extractor, and part tiled walls. Externally, the large private enclosed courtyard provides gated access to the rear lane. Additional benefits include allocated parking, air source heat pump heating, and Council Tax Band A.

The flat is well positioned for access to Newcastle & Gateshead City Centre moreover excellent transport and Metro links to surrounding areas.

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: £836.00

Rent: £700 pcm

Property Type: Ground floor flat

USPs: Allows smokers

Parking: On Street

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front



Entrance/Hallway

5.50m x 0.98m (18'0" x 3'2")

Upvc part glazed door leading to entrance, gas central heating radiator, built in storage;



Bedroom One

5.11m x 4.09m (16'9" x 13'5")

Double glazed window to front aspect, gas central heating radiator;



Bedroom Two

3.27m x 2.27m (10'8" x 7'5")

Double glazed window to rear aspect, gas central heating radiator;



Lounge

4.50m x 3.85m (14'9" x 12'7")

Double glazed window to rear aspect, wall mounted electric fire, gas central heating radiator;



Kitchen

4.10m x 2.32m (13'5" x 7'7")

A range of wall & base units with contrasting work surfaces, tiled splashbacks, stainless steel sink with taps over, free standing electric cooker, fridge freezer, plumbing for washing machine, gas central heating radiator, combi boiler, vinyl flooring, double glazed window to side aspect, Upvc part glazed door leading to rear court yard;



Kitchen.



Kitchen..



Family Bathroom

2.14m x 1.61m (7'0" x 5'3")

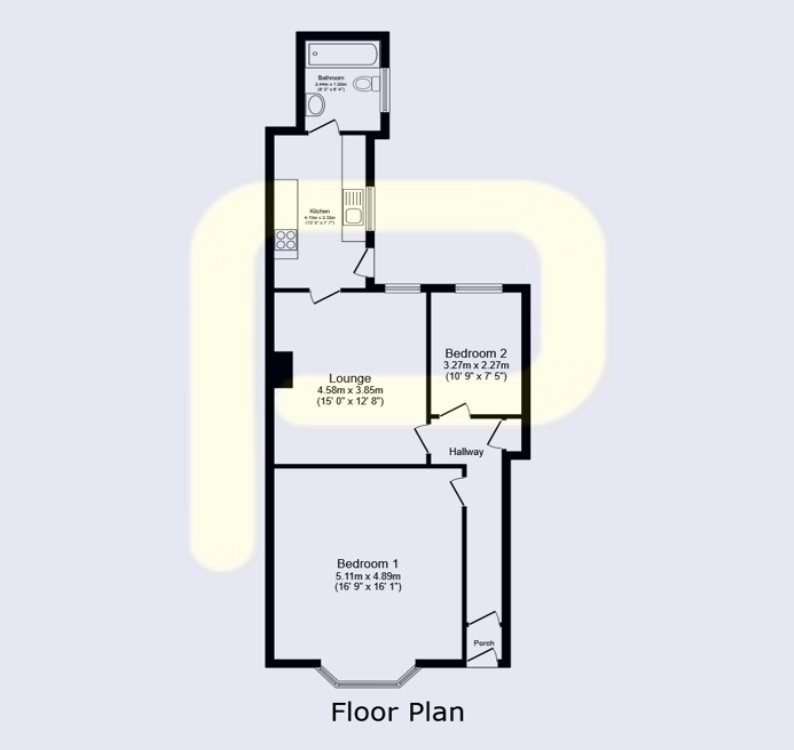
A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, gas central heating chrome towel radiator, extractor, part tiled walls, tiled flooring, double glazed window to side aspect;



External Rear

Large private enclosed court yard, gated access to rear lane;

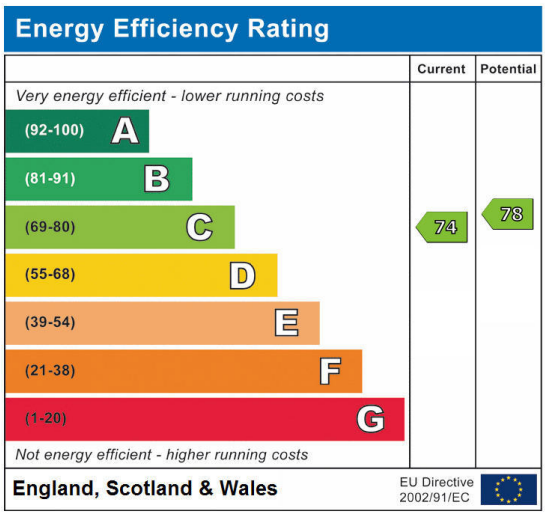




Floor Plan

Total floor area: 74.3 sq.m. (800 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



Sunderland Road, Gateshead, Tyne and Wear, NE8 3QP

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

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