

**To rent**

2 bed semi-detached house to rent in NE21

Cromwell Avenue, Blaydon,
Blaydon-on-Tyne, Tyne and Wear, NE21
4RG

£800 pcm

 x2  x1  x1

Off Street parking

Furnished

Property features

- ✓ Freehold
- ✓ Two bedrooms
- ✓ Semi Detached house
- ✓ Rear Garden
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to offer this two bedroom property situated in the popular area of Winlaton close the local local amenities and excellent transport links.

The property boasts a spacious and welcoming living room, perfect for both relaxing and entertaining. Large windows provide the room with natural light, creating a bright and airy atmosphere, while the neutral décor provides a stylish blank canvas ready for your personal touch.

Upstairs, you will find two generously sized bedrooms, each offering comfortable living space and plenty of natural light, creating a warm and inviting environment throughout.

The home also benefits from a well-appointed shower room, thoughtfully designed with practicality and modern living in mind.

Externally the property benefits from off-street parking, while to the rear lies a good size garden complete with a patio and lawn. Offering a wonderful blend of space and versatility, the garden is ideal for family time, al fresco entertaining, and presents excellent scope for creating a truly exceptional outdoor retreat.

Combining the privacy of a semi-detached home with a convenient location close to local amenities, schools, transport links, and countryside walks, this property offers the perfect balance of comfort and convenience.

With strong appeal and a desirable location in Blaydon-on-Tyne, this is an opportunity not to be missed.

Early viewing is highly recommended.

Contact us today to arrange your appointment.

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: £825.00

Rent: £800 pcm

Property Type: Semi-detached house

USPs: Furnished

Parking: Off Street

Heating: Electric

Hallway

Lounge

2.84m x 4.18m (9'3" x 13'8")



Shower room

1.42m x 1.46m (4'7" x 4'9")



Kitchen

2.83m x 1.70m (9'3" x 5'6")



Landing



Master bedroom

4.50m x 2.75m (14'9" x 9'0")



Bedroom two

2.57m x 3.17m (8'5" x 10'4")



Rear garden



Front View





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

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