

2 bed terraced house to rent in

Cross Keys Lane, Low Fell, Gateshead,
Tyne and Wear, NE9 6DA

£875 pcm

x 2 x 1 x 2

On Street parking

Unfurnished

Property features

- Council Tax Band C
- EPC C
- Close To Local Amenities
- Available Immediately
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Two Bedroom Mid Terraced Home | Two Reception Rooms | Available Immediately | EPC C | Popular Low Fell Location

Pattinson Estate Agents are delighted to welcome to the rental market this two-bedroom terraced home, situated in a popular and convenient area of Low Fell, Gateshead.

Available immediately, the property offers practical and versatile accommodation and would make an ideal home for a professional couple, small family or tenant looking for a well-connected, low-maintenance property.

The accommodation comprises two reception rooms, providing useful flexibility for separate living and dining areas, along with two bedrooms and a family bathroom. The property is offered unfurnished, allowing tenants to make the space their own.

The property benefits from gas central heating and has an EPC rating of C (71). On-street parking is available nearby, while the enclosed rear yard makes this a particularly straightforward home for those who prefer minimal outdoor maintenance.

Located close to a range of local amenities and everyday facilities, the property is well positioned for convenient access to Gateshead and the surrounding area.

Key Features

Two-bedroom terraced house

Two reception rooms

Available immediately

Unfurnished

Gas central heating

One bathroom

On-street parking

EPC Rating C (71)

Council Tax Band C

Popular Gateshead location

Close to local amenities

A practical and conveniently located two-bedroom rental property offering flexible living accommodation and low-maintenance living. Early viewing is recommended.

Essential Criteria

Affordability is calculated as 36x rent (Per Annum) - £31,500

Move in within 4 weeks

Applicants must view the property

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: C

Deposit: £900.00

Rent: £875 pcm

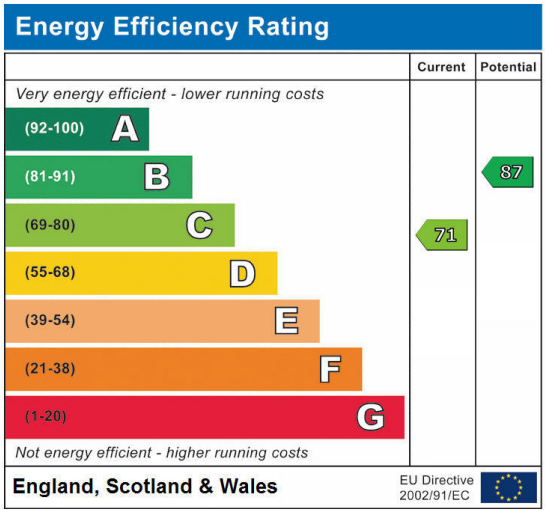
Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas





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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, low.fell@pattinson.co.uk, www.pattinson.co.uk

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