



2 bed semi-detached house to rent in NE31

Prince Consort Road, Hebburn, Tyne and Wear, NE31 1DS

£850 pcm

 x2  x2  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ NEWLY FITTED KITCHEN
- ✓ TWO FAMILY BATHROOMS
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let this newly refurbished two bedroom semi-detached house in Hebburn, featuring a bright and airy lounge and a newly fitted kitchen. The property is presented unfurnished and offers modern living across two floors.

The entrance hallway welcomes with a composite part glazed door, stairs to the first floor, and oak door leading into the main reception. The lounge is enhanced by a double glazed bay window to the front aspect and gas central heating radiator. The kitchen is newly fitted with wall and base units, contrasting work surfaces, integrated Bosch electric oven, AEG induction hob, extractor, fridge freezer, and plumbing for a washing machine. Access to the rear is provided via a composite part glazed door.

There are two bathrooms, including a family bathroom with a new suite featuring a bath with mains shower over, vanity wash hand basin, w.c, porcelain tiled flooring, extractor, and double glazed window. The en-suite offers a shower cubicle with mains shower, vanity wash hand basin, w.c, demist mirror, extractor, and laminate flooring.

Externally, the property includes a private enclosed walled garden to the front with lawn and gated access to the large private rear garden. On street parking is available, and the property is in Council Tax Band A with gas central heating and an EPC rating of 68.

Ideally located for an array of schools, walking distance to local amenities with excellent local transport and metro links to Newcastle City Centre and surrounding area's.

Call Pattinson JARROW to arrange a viewing: 0191 4897431

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: £980.77

Rent: £850 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Private enclosed walled garden, lawn, gated access to rear garden;



Entrance/Hallway

1.08m x 1.13m (3'6" x 3'8")

Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, laminate, oak door leading to;



Lounge

5.14m x 3.58m (16'10" x 11'8")

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



Lounge.



Inner Hallway

0.84m x 1.95m (2'9" x 6'4")

Built in storage, gas central heating radiator, laminate flooring, double glazed window to side aspect;



Kitchen

2.23m x 2.47m (7'3" x 8'1")

A newly fitted kitchen comprising; Wall and base units with contrasting work surfaces, composite sink with mixer tap over, tiled splashbacks, Bosch electric oven, AEG Induction hob with extractor over, integrated fridge freezer, plumbing for washing machine, vinyl flooring, double glazed window to rear aspect, composite part glazed door to rear aspect;



Kitchen.



Family Bathroom

1.47m x 1.92m (4'9" x 6'3")

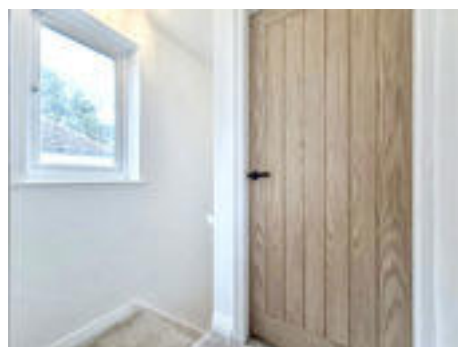
A new suite comprising; Bath with mains shower over, vanity wash hand basin, w/c, porcelain tiled flooring, extractor, double glazed window to rear aspect;



First Floor Landing

0.90m x 1.90m (2'11" x 6'2")

Double glazed window to side aspect, loft access;



Bedroom One

4.26m x 3.58m (13'11" x 11'8")

Double glazed window to front aspect, ga central heating radiator, built in storage (Combi Boiler);



Bedroom Two

2.26m x 3.54m (7'4" x 11'7")

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



En-suite

2.23m x 0.87m (7'3" x 2'10")

A newly plumbed suite comprising; Shower cubicle with mains shower over, vanity wash hand basin, w.c, demist mirror, extractor, laminate flooring;



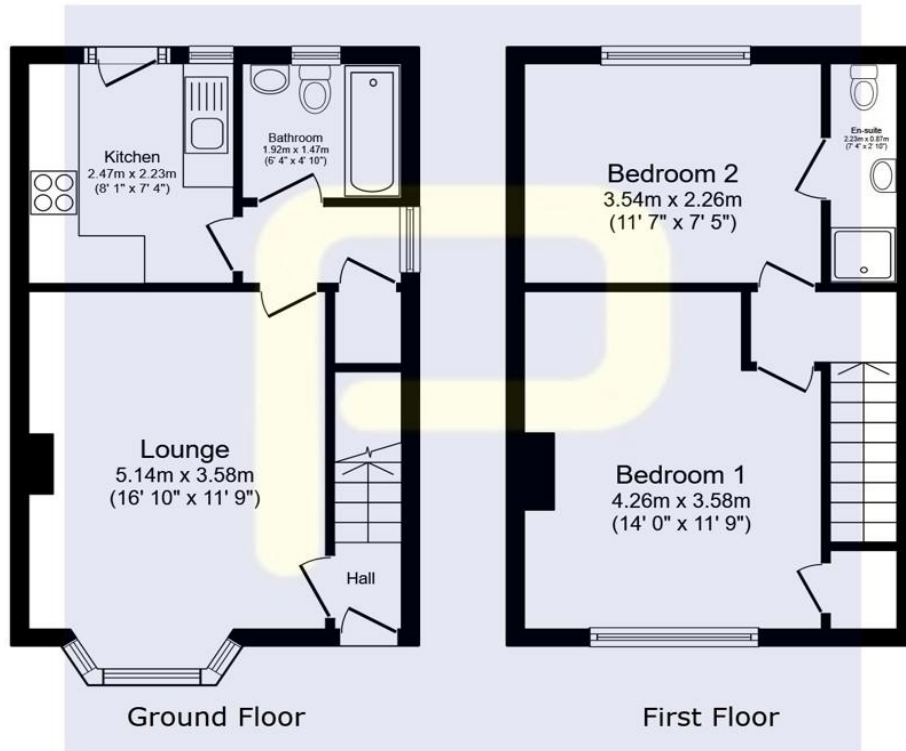
En suite.



External Rear

Large private enclosed lawned garden, gated access to front aspect;





Total floor area: 64.1 sq.m. (690 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(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:

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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