

**To rent**

3 bed detached house to rent in

Thistledon Avenue, Wickham, Newcastle upon Tyne, Tyne and Wear, NE16 5YS

£1,600 pcm

 x3  x1  x1

Driveway & Garage parking

Property features

- ✓ Detached House
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Large lounge / dining room
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****Available immediately ****

To LET in the picturesque community of Whickham, Newcastle upon Tyne, is a splendid, detached home which is sure to catch the attention of those seeking exceptional living quality. This property boasts three spacious bedrooms and an abundance of living areas, catering perfectly for all potential tenants..

The home features a welcoming reception room which effortlessly blends function and relaxation. Followed by a large, combined lounge and dining room which promotes easy-flow living. This space is encased in a wealth of natural light, only enhancing the sense of comfort and warmth within this home.

Featuring a single, well-appointed bathroom which services the three bedrooms, this home easily accommodates both family living and guest entertaining. The bedrooms are light-filled and generous, designed with comfort in mind.

Situated in the heart of Whickham, this home provides an opportunity to be part of a thriving local community with a strong sense of local heritage. The property's location also allows easy access to the many amenities on offer in Newcastle upon Tyne.

In terms of style, functionality and location, this detached home stands out as a prime choice for any tenants consideration. To truly appreciate what this property can offer, viewing is highly recommended. An exploration of both the home and its surrounding neighbourhood is certain to impress.

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: D

Deposit: £1,846.15

Rent: £1,600 pcm

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Front Exterior

Lovely front garden with a two car length driveway to the garage.



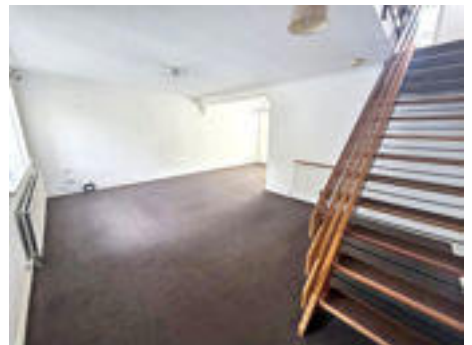
Living Room / Dining Room

6.90m x 5.70m (22'7" x 18'8")

Spacious lounge with dining area, great for entertaining.



Additional photo



Dining Area



Kitchen

3.00m x 2.90m (9'10" x 9'6")

Modern kitchen with plenty of wall and base units for storage.



W.C

Sun Room

5.00m x 2.40m (16'4" x 7'10")

Large ground-floor playroom/family room with patio doors directly connecting to the kitchen and garden — ideal for families with children, indoor-outdoor living, or entertaining. Also perfectly suited as a home office, study, or remote working space.



Bedroom 1

3.50m x 2.90m (11'5" x 9'6")

Spacious double bedroom.



Bedroom 2

3.30m x 2.60m (10'9" x 8'6")

Second double bedroom.



Bedroom 3

2.60m x 2.30m (8'6" x 7'6")

Single bedroom / study.



Bathroom



Rear Garden

Enclosed rear garden with patio area for dining and a good-sized lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(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:

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