

2 bed ground floor flat to rent in

Rawling Road, Gateshead, Tyne and Wear, NE8 4QU

£750 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Traditional spacious period
- Close proximity to Saltwell Park
- Easy access to Newcastle city centre, Team Valley and
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let this traditional and spacious two bedroom ground floor flat in Gateshead, ideally situated in close proximity to Saltwell Park. This period property provides easy access to Newcastle city centre, Team Valley, and Gateshead, making it a convenient choice for those seeking well-connected accommodation.

The entrance opens into a traditional hallway, leading through to well-proportioned living spaces. The principal bedroom is positioned to the front and features a large bay window, providing excellent levels of natural light and ample space. The second bedroom, situated towards the rear, offers flexibility as a guest room, home office, or dressing area, with good natural light and an outlook towards the enclosed yard.

The separate living room is generously sized, and benefits from a window overlooking the rear. The galley-style kitchen is fitted with units along the principal wall, offering a good range of cupboard and worktop space, with provision for essential appliances. The bathroom is arranged with a white suite, including a full-size bath with electric shower above and practical tiled surrounds.

Externally, the property features a private enclosed rear yard, providing low-maintenance outdoor space with gated pedestrian access. The flat is offered unfurnished, has gas heating, on-street parking, and falls within Council Tax Band A. Smokers are permitted.

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: £865.38

Rent: £750 pcm

Property Type: Ground floor flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

Bedroom One

3.85m x 4.89m (12'7" x 16'0")



An impressive and generously proportioned principal bedroom positioned to the front of the property and benefiting from the large bay window, which provides excellent levels of natural light.

The room offers ample space for a king-size double bed with bedside tables positioned to either side, together with a substantial freestanding wardrobe, chest of drawers and additional bedroom furniture. The proportions of the room also allow space for a dressing table or dedicated desk/home-working area within the bay without compromising the main bedroom space.

Living Room

3.59m x 4.33m (11'9" x 14'2")



A well-proportioned separate living room offering plenty of flexibility for everyday furniture arrangements.

The room can comfortably accommodate a large three-metre sofa together with two additional armchairs, providing generous seating for family and visitors. There is also space for a centrally positioned coffee table, side tables and freestanding storage or display furniture.

The main wall provides a natural position for a large wall-mounted television and media unit, while the remaining floor space allows the room to retain a comfortable and uncluttered feel.

A window overlooking the rear provides natural light and gives the room a pleasant residential feel.

Bedroom Two

2.22m x 3.24m (7'3" x 10'7")



A useful additional second room situated towards the rear of the property, offering flexible accommodation depending upon the purchaser's requirements.

The room would accommodate a single bed or small double bed, together with a bedside cabinet and chest of drawers. Alternatively, it would make an excellent home office, study, dressing room or occasional guest bedroom, with sufficient space for a desk, office chair and storage.

The rear-facing window provides good natural light and an outlook towards the enclosed yard.

Kitchen

2.30m x 2.97m (7'6" x 9'8")

A practical galley-style kitchen with fitted units extending along the principal wall, providing a good range of cupboard and worktop space.

The kitchen incorporates space for the principal appliances, including an oven and hob, washing machine and additional freestanding appliances. There is also space along the work surfaces for a microwave, kettle, toaster and other everyday kitchen equipment whilst retaining useful preparation space.

The arrangement leaves a clear central walkway through the kitchen, while windows to the side and rear provide particularly good natural light.

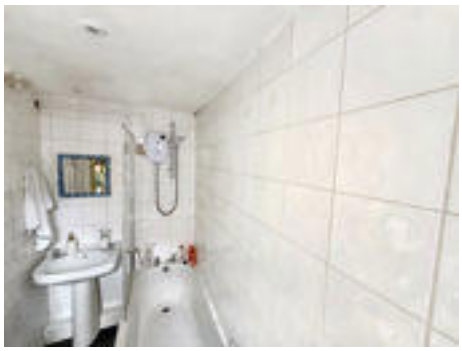


Bathroom

2.39m x 1.39m (7'10" x 4'6")

The bathroom is arranged in a practical layout and fitted with a white suite including a full-size bath with electric shower above and pedestal wash hand basin.

There is additional space for bathroom storage, such as a freestanding cabinet or shelving for towels and toiletries. The predominantly tiled walls around the bathing area provide a practical, easily maintained finish.



Entrance Hallway

The entrance opens into a traditional hallway providing access through the ground-floor accommodation.

The hallway offers space for a console table or slim shoe-storage unit, together with coat hooks or additional hallway storage, creating a practical entrance to the home while retaining a clear route between the principal rooms.



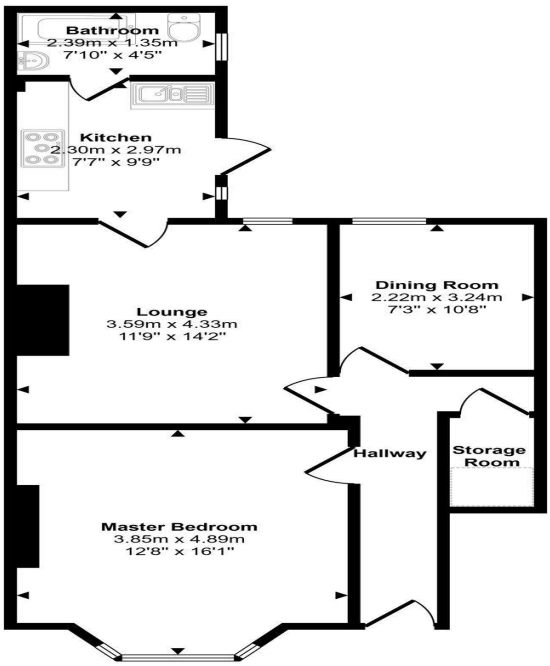
Rear Yard

Externally, the property benefits from an enclosed private rear yard providing useful outdoor space.

The paved area has sufficient space for a small outdoor table and chairs or bistro-style seating, together with planters and pots to create an attractive low-maintenance outside area. There is also useful space for refuse storage and general external storage, with gated pedestrian access to the rear.



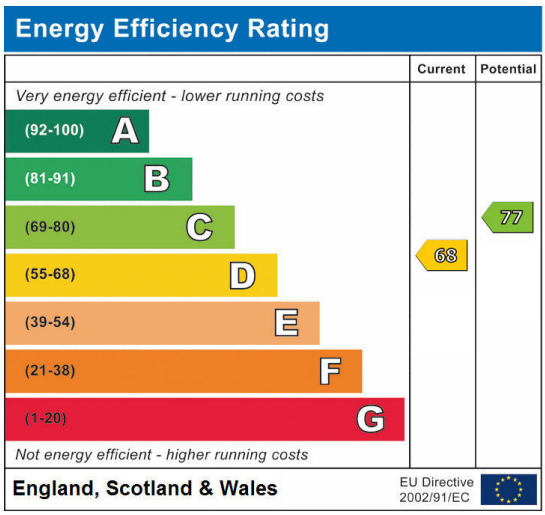
Approx Gross Internal Area
62 sq m / 665 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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