



2 bed bungalow to rent in NE11

Park Avenue, Dunston, Gateshead, Tyne & Wear, NE11 9QE

£1,050 pcm

 x 2  x 1  x 1

Garage parking

Unfurnished

Property features

- ✓ Detached bungalow
- ✓ Two bedrooms
- ✓ Fantastic location
- ✓ Beautiful views
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

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

Description

****Spacious 2 Bedroom Detached Bungalow Available for Rent in a Highly Desirable Area****

Nestled in a sought-after cul-de-sac, this charming bungalow features expansive living spaces and beautifully landscaped gardens both at the front and rear. Ideally situated, it offers easy access to the A1 Motorway, the bustling MetroCentre, and the vibrant Newcastle City Centre, while also being conveniently located near local shops and bus routes.

As you enter, you are welcomed by a bright entrance hallway that guides you into a generous Lounge, perfect for relaxation and entertaining. The Dining Room offers a wonderful space for family meals and gatherings. The well-appointed Kitchen is designed for ease of use and efficiency, accompanied by a handy Utility Room that adds to the practicality of the layout.

This lovely bungalow includes two spacious bedrooms, providing comfortable personal retreats, along with a modern Bathroom that caters to all your needs.

Outside, you will find beautifully maintained gardens that create a tranquil outdoor setting, a convenient Garage for secure parking, and a Driveway that provides additional space for vehicles. This property truly combines comfort and convenience in a picturesque setting.

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: E

Deposit: £1,075.00

Rent: £1,050 pcm

Property Type: Bungalow

USPs: Allows smokers

Parking: Garage

Heating: Gas

External

Lounge

7.50m x 3.10m (24'7" x 10'2")

Double glazed window, radiator, TV point.

Dining Room

5.20m x 3.20m (17'0" x 10'5")

Double glazed window, fire.

Kitchen

4.30m x 2.60m (14'1" x 8'6")

Double glazed window, electric & gas cooker point, extractor hood, fitted wall & base units, roll top work surface.

Utility Room

Double glazed window, plumbed for washer & dishwasher, door to external.

Bedroom One

3.30m x 2.40m (10'9" x 7'10")

Double glazed window, radiator, TV point.

Bedroom Two

3.60m x 3.10m (11'9" x 10'2")

Double glazed window, radiator, fitted wardrobes.

Bathroom

Low level WC, pedestal wash hand basin, double glazed window, shower cubicle, radiator.

Rear Garden

NOTE

Please note all images are historical prior to the current tenant taking up residence, we recommend you arrange to view to satisfy your own needs regarding current condition.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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:

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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