2 bed terraced house to rent in

Helen Street, Blaydon, Blaydon-on-Tyne, Tyne and Wear, NE21 4ER

£700 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two bedroom mid terrace
- Lounge and dining room
- Gas Central Heating & Double
- Rear yard
- EPC Rating D

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We are delighted to offer this spacious two bedroom mid terrace property in Blaydon. This excellent property offers good size living accommodation and benefits from two reception rooms. The property has been well maintained and is available from the 13th December on an unfurnished basis. Located close to local shops, schools and excellent road and bus links into Winlaton and Metro Centre.

The floor plan comprises: Lounge, dining room open plan into the kitchen, bathroom. To the first floor two bedrooms. Further benefits include gas central heating, double glazing and enclosed rear yard.

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: £807.69

Rent: £700 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Lounge

4.90m x 4.80m (16'0" x 15'8")

Double glazed front aspect door and window, Single radiator, marble fireplace with inset and hearth, living flame effect gas fire, stirs to the first floor.

Dining room

3.00m x 2.20m (9'10" x 7'2")

Double glazed rear aspect door, double radiator, open plan into kitchen.

Kitchen

2.70m x 1.80m (8'10" x 5'10")

Fitted wall and base units, single drainer sink unit, work tops, built in electric cooker, gas hob with extractor hood over, space for a washing machine. partly tiled walls, tiled floor, double glazed rear aspect window.

Bathroom

White three piece suite comprising panelled bath with mixer tap shower, pedestal wash hand basin, low level W.C. partly tiled walls, double radiator, extractor fan, down lighting, double glazed rear aspect window.

First floor landing

Double glazed rear aspect window, access to roof space.

Bedroom One

4.50m x 2.20m (14'9" x 7'2")

Double glazed front aspect window, single radiator.

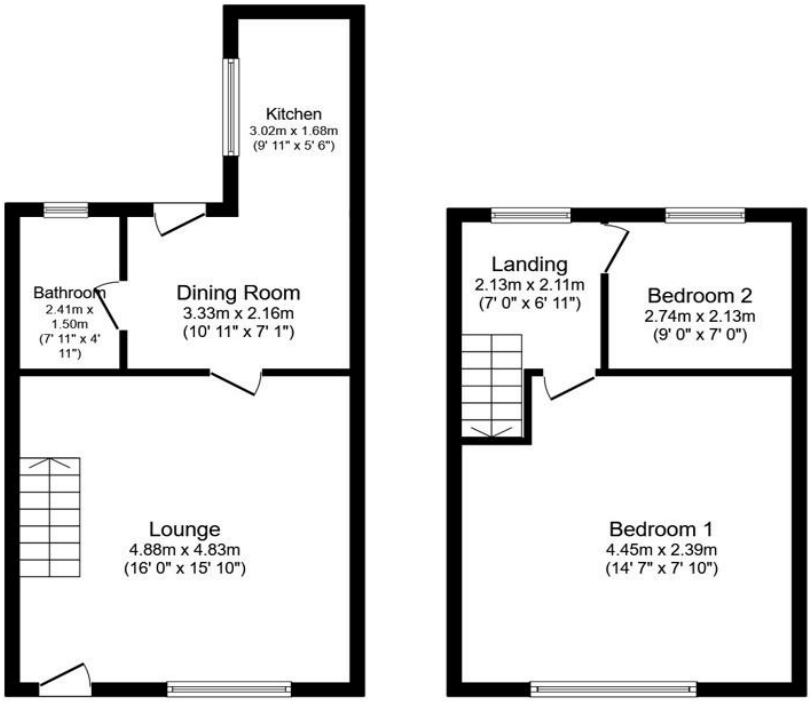
Bedroom Two

2.70m x 2.10m (8'10" x 6'10")

Double glazed rear aspect window, single radiator.

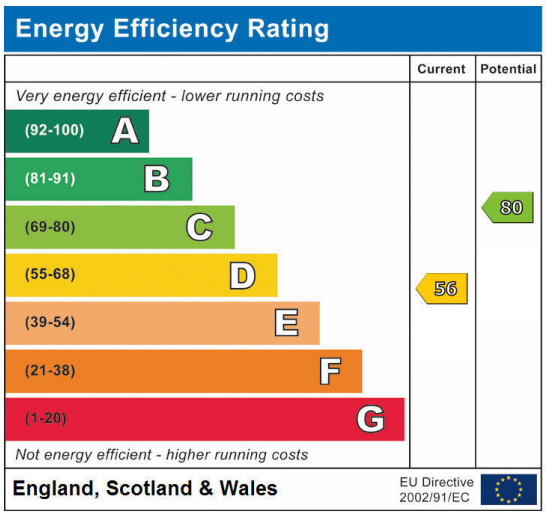
Rear yard

Mainly paved, walled boundaries with gate access.



Ground Floor **First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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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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