



To rent

2 bed lower flat to rent in NE33

Birchington Avenue, South Shields, Tyne and Wear, NE33 4SB

£650 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOMS
- ✓ LOWER FLAT
- ✓ GAS CENTRAL HEATING
- ✓ REFITTED KITCHEN
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Keith Wallace
Senior Valuer
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

GROUND FLOOR FLAT | TWO BEDROOMS | NEWLY DECORATED | REAR ENCLOSED YARD | POPULAR LOCATION |

Pattinson Estate Agents are delighted to offer to the rental market this spacious two bedroom ground floor flat on Birchington Avenue, South Shields. Ideally located for an array of schools, walking distance to parks and local amenities. Close to Chichester Metro Station for journeys to Newcastle City Centre and connections to Sunderland City Centre. Road links to A1, A19 to the South and Tyne Tunnel to much of the North East.

Benefiting from gas central heating (with new boiler as of December 2020) and double glazing, the property comprises :- UPVC door to the entrance hallway with doors to the lounge, bedroom one and bedroom two. The kitchen leads from the lounge and in turn to the bathroom. Externally an enclosed yard lies to the rear with gated access to rear lane.

NO AGENT FEES. NO DEPOSIT OPTION AVAILABLE! T&C and fees apply. Subject to passing referencing. Visit www.reposit.co.uk or ask us for more information.

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: £550.00

Length of Tenancy: 12 months

Rent: £650 pcm

Property Type: Lower Flat

USPs: Allows children

Parking: On Street

Heating: Gas

External Front

Walled garden, path leading to entrance;



Entrance/Hallway

6.00m x 1.20m (19'8" x 3'11")

UPVC part glazed door leading to entrance, gas central heating radiator, doors to;

Bedroom One

5.40m x 3.80m (17'8" x 12'5")

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



Bedroom Two

3.40m x 2.30m (11'1" x 7'6")

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



Lounge

4.40m x 3.80m (14'5" x 12'5")

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



Kitchen

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

A range of wall and base units with contrasting roll top work surfaces, built in electric oven, gas hob with extractor over, stainless steel sink with mixer tap over, plumbing for washing machine, space for fridge freezer, ideal logic combi boiler, tiled splashbacks, double glazed window to rear aspect, UPVC door leading to rear Court Yard, door to;



Kitchen (Additional)



Family Bathroom

1.70m x 2.50m (5'6" x 8'2")

A suite comprising of; Bath with electric shower over, pedestal wash hand basin, W/C, gas central heating radiator, tiled walls, double glazed window to rear side aspect;



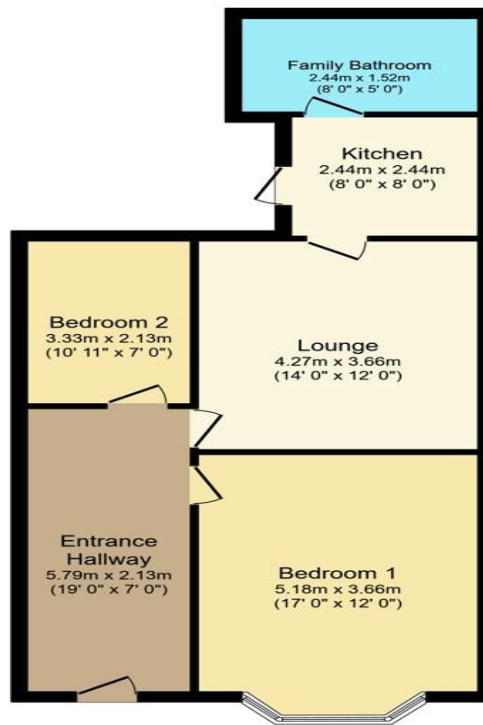
Family Bathroom (additional)



External Rear

Private enclosed walled garden, gated access to rear lane, artificial lawn, external water source, external lighting;





Floor area 67.6 sq. m. (728 sq. ft.) approx.

Total floor area 67.6 sq. m. (728 sq. ft.) approx

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@pattinson.co.uk, www.pattinson.co.uk

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