



3 bed terraced house to rent in

Epina Walk, Jarrow, Jarrow, Tyne and Wear, NE32 3BJ

£775 pcm

🛏 x3 🚿 x2 🚻 x1

On Street parking

Unfurnished

Property features

- ✓ THREE BEDROOM MID TERRACE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN/ DINER
- ✓ GROUND FLOOR CLOAK
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Ducted Air

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents is pleased to bring to the rental market this charming three-bedroom terraced house, conveniently located in the heart of Jarrow. This property is ideal for families or young professionals seeking a balanced lifestyle.

This engaging terraced house is filled with the warmth of modern comforts, yet maintains delightful, traditional architectural details. Offering generous accommodation, this property comprises of three tastefully presented bedrooms and two nicely fitted bathrooms, which ooze modern elegance and functionality.

On the ground floor, the reception room greets you with its spacious ambience and abundant natural light, promising an inviting setting for relaxation or entertaining guests. The kitchen is equipped with up-to-date appliances and plentiful storage, here you can effortlessly channel your inner chef.

The property boasts a well-maintained, enclosed backyard which is a wonderful feature - you can enjoy outdoor relaxation or organic alfresco dining at your convenience.

Located in Jarrow, a quiet suburb rich with local character and charm, this house provides excellent connectivity to local amenities, transport links, good schools, shopping facilities, whilst offering serene living. It is an ideal choice for those seeking the tranquillity of suburban living, yet desiring easy access to urban conveniences.

This property unquestionably ticks all the boxes of an ideal family accommodation in a sought after suburban neighbourhood. However, like all exceptional offerings, this rental opportunity won't stay on the market for long. Surely not to be missed!

Contact Pattinson Estate Agents today to discuss this superb property further, so you can start crafting your own unique memories in the heart of Jarrow, Jarrow.

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: £800.00

Length of Tenancy: 6 months

Rent: £775 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Ducted Air

External Front

Private lawned garden;



Entrance/Hallway

Part glazed UPVC door leading to entrance, stairs first floor, gas central heating radiator and laminate flooring;



Ground Floor Cloak

Double glazed window to front aspect, fitted with a W/C and vanity wash hand basin, vinyl flooring;



Lounge

5.01m x 3.52m (16'5" x 11'6")

Double glazed window to front aspect, gas central heating radiator and electric fire with feature surround;



Lounge.



Kitchen/Diner

5.39m x 2.97m (17'8" x 9'8")

Fitted with a range of wall and base units with contrasting work surfaces, 1.5 bowl composite sink with mixer tap, tiled splashbacks, integrated electric oven, four ring gas hob with suspended extractor hood, space for fridge freezer and plumbing for washing machine, part glazed door leading to the rear garden and vinyl flooring;



Kitchen / Diner.

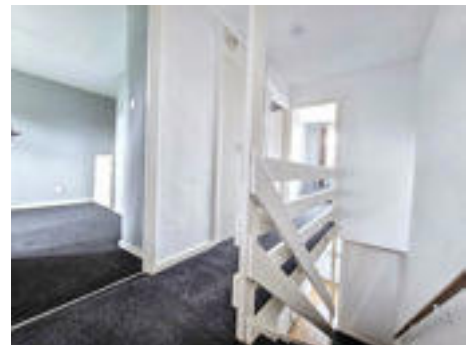


Kitchen / Diner..



First Floor Landing

Built in storage containing combi boiler;



Bedroom One

4.25m x 3.36m (13'11" x 11'0")

Double glazed window to front aspect, built-in storage cupboard with access to the loft space;



Bedroom Two

3.76m x 3.36m (12'4" x 11'0")

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



Bedroom Three

2.78m x 2.28m (9'1" x 7'5")

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



Family Bathroom

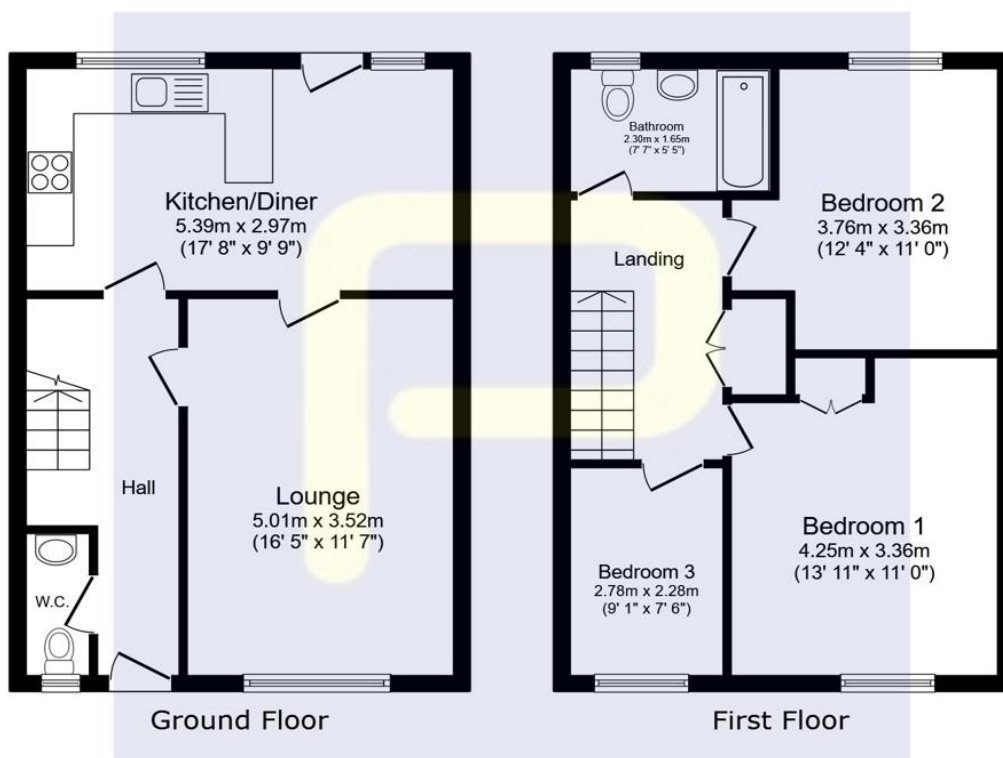
2.30m x 1.65m (7'6" x 5'4")

A white suite comprising; W/C, wash hand basin, panelled bath with mains shower over finished with chrome towel gas central heating radiator and vinyl flooring; (Image to follow)

External Rear

Private enclosed rear garden, artificial lawn, paved patio, gated access to rear lane, external storage;





Total floor area: 87.4 sq.m. (941 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(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

Epina Walk, Jarrow, Jarrow, Tyne and Wear, NE32 3BJ

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

