



3 bed semi-detached house to rent in NE28

Dinsdale Avenue, Wallsend, Newcastle upon Tyne, Tyne and Wear, NE28 9JD

£1,000 pcm

 x3  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Energy Rating D
- ✓ Sought After Location
- ✓ Close To Local Amenities
- ✓ Unfurnished
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Alia Saidan
Branch Manager
Wallsend

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to bring to the rental market this stunning three bedroom semi-detached family home situated on Dinsdale Avenue, in the popular Kings Estate.

The internal accommodation briefly comprises:- Entrance hallway, lounge/dining room and kitchen. To the first floor there are 3 bedrooms and the family bathroom. Externally there are gardens to both the front and rear with off street parking and a detached garage which can be used for storage. The property is available on an un-furnished basis and benefits from UPVC double glazing & gas central heating.

Ideally located, the property is close to all local amenities, schools, with great road and transport links to Newcastle city centre, the coast and all other surrounding areas.

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: B

Deposit: £1,025.00

Length of Tenancy: 0

Rent: £1,000 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets

Parking: Off Street

Heating: Gas

External



Entrance Hall

UPVC double glazed door, stairs to the first floor, radiator.



Lounge/Dining Room

UPVC double glazed window to the front elevation, storage to one alcove, two radiators, open plan through to the kitchen.



kitchen

Modern range of wall and floor units with complimenting work surfaces, built-in electric oven and ceramic plate hob. Chimney style extractor, UPVC double glazed French doors opening out into the garden, recessed spot lights to the ceiling, radiator, plumbing for washer, UPVC double glazed window to the side elevation.



First Floor Landing

UPVC double glazed window to the side elevation.



Bedroom One

UPVC double glazed window to the front elevation, radiator and a built-in storage cupboard.



Bedroom Two

UPVC double glazed window to the rear elevation, radiator.



Bedroom Three

UPVC double glazed window to the rear elevation, radiator.



Bathroom

Panelled bath with mains powered shower over, pedestal wash hand basin, low level W/C, feature wall with mirror, UPVC double glazed window to the side elevation, wall mounted chrome heated towel rail.




Gardens/Garage

The rear garden is both lawn laid and paved, the garage can be used for storage and there is gated access to the front. To the front of the property there is a drive for off street parking.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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:

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