



3 bed upper flat to rent in NE6

Marleen Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5DN

£995 pcm

 x3  x1  x1

On Street parking

Furnished

Property features

- ✓ Available from 14th September
- ✓ Three Bedrooms Upper Flat
- ✓ Double Glazed and Gas Central Heating
- ✓ Close To Amenities And Transport Links
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available from 14th September 2026 is this well presented furnished three bedroom first floor flat is situated within this quiet residential street which is ideally positioned close to good transport links and local amenities. The accommodation includes: entrance area, stairs to the first floor, landing with doors off to all rooms, lounge to the rear with a feature fireplace, well appointed kitchen with a good range of wall and base units incorporating a built in electric oven, gas hob, fridge freezer, washing machine and fridge. There are three bedrooms and a bathroom/W.C. Externally there is a shared rear garden which is mainly laid to lawn. The property benefits from gas central heating and double glazing.

AGENTS NOTE THIS PROPERTY IS NOT SUITABLE FOR A HOUSE SHARE

Virtual tour available at link below:

<https://www.madesnappy.co.uk/tour/1ga1g3144>

Please contact the Heaton Branch on 0191 2049601 or email heaton@pattinson.co.uk for further information and viewings.

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: £1,148.08

Rent: £995 pcm

Property Type: Upper Flat

USPs: Furnished, Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With stairs to the first floor.

Lounge

4.25m x 3.46m (13'11" x 11'4")

UPVC double glazed window to the rear, feature fireplace, sofa, unit and radiator.



Kitchen

3.94m x 2.42m (12'11" x 7'11")

A good range of wall and base units incorporating a built in gas hob, electric oven, fridge freezer, washing machine, fridge, tiled floor, UPVC double glazed windows to side and rear, radiator, spotlights to ceiling, combi boiler



Bedroom One

3.56m x 3.41m (11'8" x 11'2")

UPVC double glazed window to the front, T.V. point, radiator, coving to ceiling, picture rail, double bed and mattress, two sets of drawers, two bedside drawers



Bedroom Two

2.79m x 2.60m (9'1" x 8'6")

UPVC double glazed window to the side, picture rail, radiator, small table, double bed and mattress



Bedroom Three

2.85m x 2.31m (9'4" x 7'6")

UPVC double glazed window to the front, radiator, picture rail



Bathroom/WC

Three piece suite comprising; panelled bath with shower over, pedestal wash handbasin, low level W.C., UPVC double glazed window to the side, part tiled walls, tiled floor.



Rear Garden

Mainly laid to lawn with fenced boundaries (right hand side)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	53	65
(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:

224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk

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