2 bed terraced house to rent in

Gerald Street, South Shields, Tyne and Wear, NE34 8RF

£750 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- MID TERRACE FAMILY HOME
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN / FAMILY BATHROOM
- PRIVATE FRONT AND REAR COURT YARD
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents warmly welcome this immaculately presented and spacious TWO BEDROOM MID TERRACE family home located on Gerald Street, South Shields.

Ideally located for an array of schools, walking distance to local amenities, excellent local transport and metro links from Brockley Whins and Simonside direct to South Shields town centre, Newcastle and Sunderland City Centre.

Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

Briefly comprising; Entrance/Hallway, Lounge, Kitchen, Inner Hallway leading the Family Bathroom. To the first floor lies Two Double Bedrooms. Externally to the front lies private well maintained garden and driveway whilst to the rear lies a private walled Court yard.

Properties in this location are extremely popular and an early viewing is essential.

Please call Pattinson South Shields: 0191 454 0488 or Email: South.shields@pattinson.co.uk

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: £775.00

Rent: £750 pcm

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front

Private enclosed large lawned garden complemented by Imprinted concrete driveway and path leading to entrance;

Entrance/Hallway

Composite part glazed door leading to entrance, laminate flooring, stair to first floor, door to;

Lounge

5.02m x 3.53m (16'5" x 11'6")

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

Lounge.

Kitchen

2.29m x 3.14m (7'6" x 10'3")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, gas hob with ;extractor over, washing machine, space for fridge freezer, laminate flooring, gas central heating radiator, combi boiler, double glazed window to rear aspect, composite part glazed door leading to Court Yard;

Kitchen.

Inner Hallway

Laminate flooring, built in storage, door to;

Family Bathroom

2.30m x 1.33m (7'6" x 4'4")

A suite comprising; Bath, pedestal wash hand basin, w/c, gas central heading chrome towel radiator, part tiled feature walls, extractor, tiled flooring, double glazed window to rear aspect;

First Floor Landing

Loft access, doors to;

Bedroom One

4.08m x 3.57m (13'4" x 11'8")

Double glazed window to front aspect, gas central heating radiator, built in storage and built in wardrobe, laminate flooring;

Bedroom One.

Bedroom Two

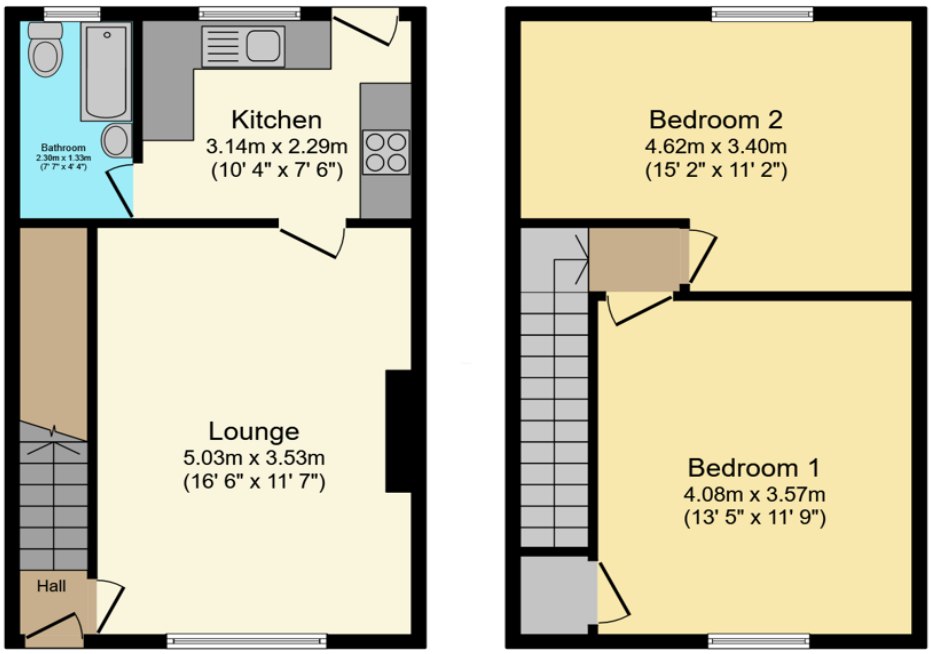
3.40m x 4.62m (11'1" x 15'1")

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

Bedroom Two.

External Rear

Private enclosed walled Court Yard complemented by decked patio and artificial lawn, outhouse, gated access to rear lane;

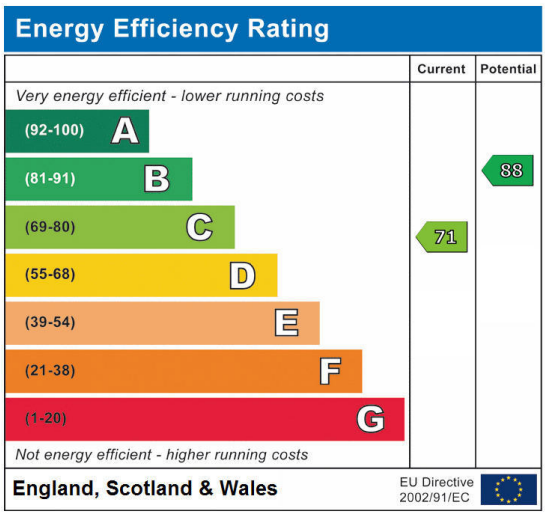


Ground Floor
Floor area 34.6 sq.m. (373 sq.ft.)

First Floor
Floor area 34.6 sq.m. (373 sq.ft.)

TOTAL: 69.3 sq.m. (746 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



Gerald Street, South Shields, Tyne and Wear, NE34 8RF

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

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

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