



2 bed upper flat to rent in NE22

Rosalind Avenue, Bedlington, Bedlington,
Northumberland, NE22 5BA

£625 pcm

H x 2 D x 1 B x 2

Off Street parking

Unfurnished

Property features

- ✓ Available September '26
- ✓ Unfurnished
- ✓ Two Bedrooms
- ✓ Two Reception Rooms
- ✓ 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

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We offer a spacious first floor flat located on Rosalind Avenue, Bedlington. The property is available on an UNFURNISHED basis from the mid September 2026.

Offering a convenient situation, close to the town centre with its shops and amenities and serviced by good road and public transport links, including the South East Northumberland Rail Link into Newcastle City Centre

Inside, the property briefly comprises: entrance hall with staircase to the first floor landing, good sized living room/dining room, fitted kitchen, bathroom and two bedrooms. In addition to the main accommodation, the loft is boarded with a ladder access.

Double glazing, gas central heating, off-road parking and a private garden.

To obtain further information or to arrange an internal viewing please call the local lettings team on 0167 568097 bedlington@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: £721.15

Rent: UNFURNISHED £625 pcm

Property Type: Upper Flat

Parking: Off 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

Mobile signal coverage: Good

Entrance

Entrance door to the side of the building. Staircase leading to the first floor landing. Loft with drop-down ladder. Access into the living/dining room and bedrooms.

Living Room and Dining Room

A good space situated to the rear with double glazed windows and onward access into the fitted kitchen.



Additional Living Room Image



Kitchen

Fitted with a range of wall and base units with complementing work surfaces and sink unit with taps and drainer board. Tiling to walls, double glazed window, space for fridge/freezer, plumbing and space for washing machine, built-in oven and hob. Double glazed window to the side elevation and access into the bathroom.



Additional Kitchen Image



Bedroom One

A pleasant double room situated to the front with a double glazed window and central heating radiator.



Bedroom Two

Double glazed window and central heating radiator.



Bathroom

A white three piece suite comprising: bath with shower over, low level WC and wash hand basin, double glazed window to the side elevation.

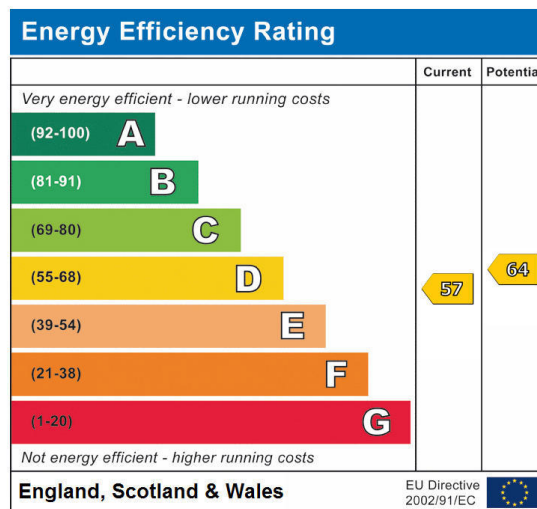


Another Bathroom Image



Garden

A private garden to the rear with its own parking bay.



Rosalind Avenue, Bedlington, Bedlington, Northumberland, NE22 5BA

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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