

**To rent**

3 bed terraced house to rent in

Newbold Street, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 2QJ

£950 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Available From 20th March 2025
- ✓ Three Bedroom Mid Terrace
- ✓ Well Presented and Modern Throughout
- ✓ Close to Local 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 20th March 2025 is this well presented three bedroom mid terrace house situated on Newbold Street, Walker.

The property comprises: entrance area, lounge, well appointed kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, pantry style cupboard, space for appliances, door to the rear garden and UPVC double glazed window.. To the first floor there are three bedrooms and bathroom/W.C.

Externally to the front is paved providing off street parking and to the rear is a private garden which is mainly laid to lawn with paved area and fenced boundaries. The property benefits from gas central heating and double glazing.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g6e3f>

Please contact the Heaton Branch 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: £925.00

Rent: £950 pcm

Property Type: Terraced House

Parking: Driveway

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

Paved driveway with mature planted borders and fenced boundaries.



Entrance Area

With door off to the lounge and stairs to the first floor.

Lounge

4.32m x 3.89m (14'2" x 12'9")

UPVC double glazed window to the front and radiator.



Kitchen

5.00m x 1.79m (16'4" x 5'10")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, pantry style cupboard, space for appliances, door to the rear garden and UPVC double glazed window.



First Floor Landing

With doors off to the bedrooms and bathroom/WC.

Bedroom One

4.43m x 2.92m (14'6" x 9'6")

Two UPVC double glazed windows to the rear and radiator.



Bedroom Two

3.02m x 2.85m (9'10" x 9'4")

UPVC double glazed window to the front and radiator.



Bedroom Three

3.11m x 2.21m (10'2" x 7'3")

UPVC double glazed window to the front, built in wardrobe and radiator.



Bathroom/WC

1.78m x 1.58m (5'10" x 5'2")

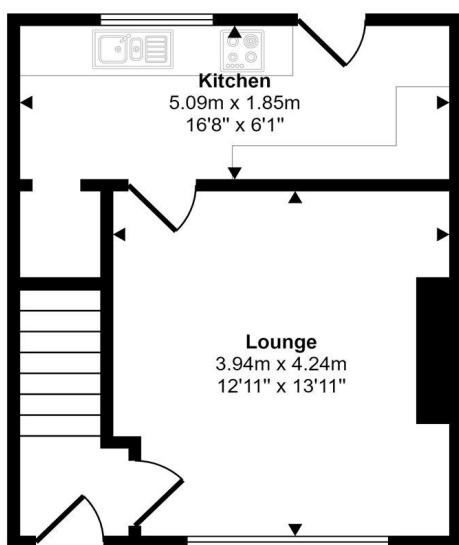
White three piece bathroom suite comprising; bath with shower over, sink built into vanity unit, low level WC, tiled walls, UPVC double glazed window and radiator.



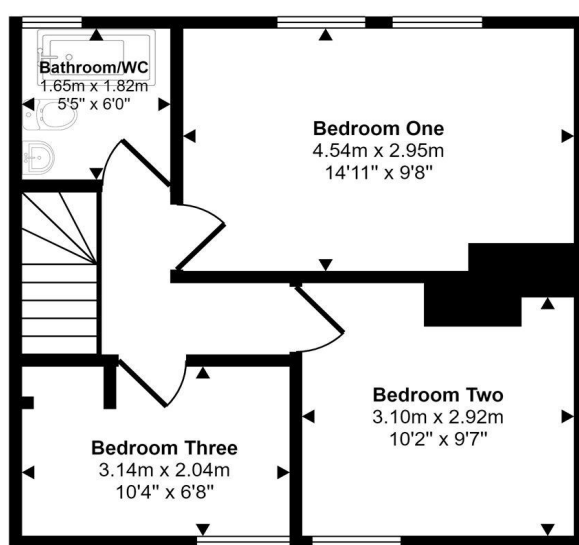
Rear Garden

Private rear garden which is mainly laid to lawn with paved patio area and fenced boundaries.

Approx Gross Internal Area
70 sq m / 758 sq ft

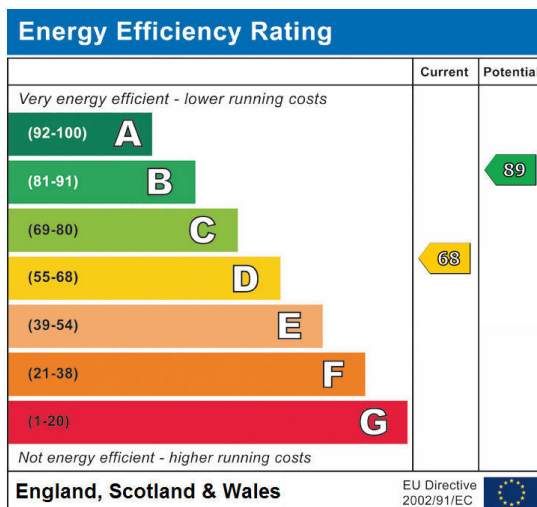


Ground Floor
Approx 31 sq m / 336 sq ft



First Floor
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Newbold Street, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 2QJ

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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