



3 bed terraced house to rent in

Hedworth Lane, Jarrow, Tyne and Wear,
NE32 4EH

£850 pcm

 x3  x1  x2

On Street parking

Unfurnished

Property features

- ✓ THREE BEDROOM MID TERRACE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents warmly welcome to the rental market this delightful three bedroom mid terrace property, located in the charming town of Jarrow. This residential rental presents a perfect blend of space, comfort, and convenience suitable for families or professionals seeking a cosy place to call home.

Upon entering via the porch, you are welcomed by an attractive bright and airy reception room which leads to the open plan kitchen/diner. The modern fitted kitchen combines functionality and style, providing ample storage and workspace, while the diner section, with its generous space, is perfect for family meals or hosting social gatherings. Three generously sized bedrooms stand ready to provide restful retreats for their occupants. The property completes with a generous proportioned family bathroom, containing all the necessary fixtures and fittings to ensure a comfort. This immaculately presented property also benefits from well maintained front and large rear garden.

This terraced house is set in a friendly neighbourhood in Jarrow, known for its close-knit community and easy access to local amenities. The location always remains a key attraction for prospective renters.

In conclusion, this appealing three bedroom property in Jarrow offers a bright and spacious residence to any potential tenant. The enticing features of this house, such as the cosy lounge and the open plan kitchen/diner, promise a harmony of comfort and convenience that makes it an ideal place to settle.

Call Pattinson JARROW to arrange a viewing: 0191 4897431 or Email: jarrow@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: C

Deposit: £1,015.00

Length of Tenancy: 6 months

Rent: £850 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front

Private enclosed lawned garden, path leading to entrance;



Porch

1.26m x 1.81m (4'1" x 5'11")

Upvc part glazed door, single glazed window to side, tiled flooring;



Lounge

4.18m x 4.53m (13'8" x 14'10")

Double glazed window to front aspect, electric fire with feature surround, built in storage, Oak door leading to first floor, gas central heating radiator, glazed oak double doors leading to;



Lounge.



Open Plan Kitchen / Diner

2.93m x 5.46m (9'7" x 17'10")

A range of wall & base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, gas central heating radiator, plumbing for washing machine, space for fridge freezer, part tiled, part vinyl flooring, double glazed windows to rear aspect, composite part glazed door leading to large rear garden;



Open Plan Kitchen / Diner.



First Floor Landing

Built in storage (combi Boiler);

Bedroom One

3.18m x 3.22m (10'5" x 10'6")

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



Bedroom Two

2.73m x 3.41m (8'11" x 11'2")

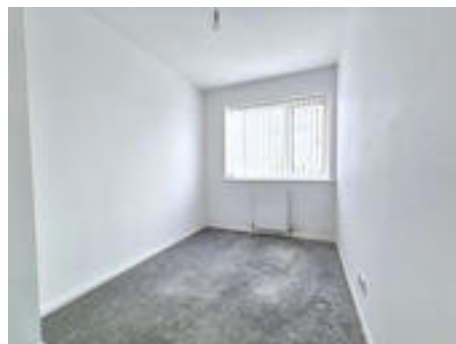
Double glazed window to rear aspect, gas central heating radiator;



Bedroom Three

3.17m x 2.08m (10'4" x 6'9")

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



Family Bathroom

2.68m x 1.95m (8'9" x 6'4")

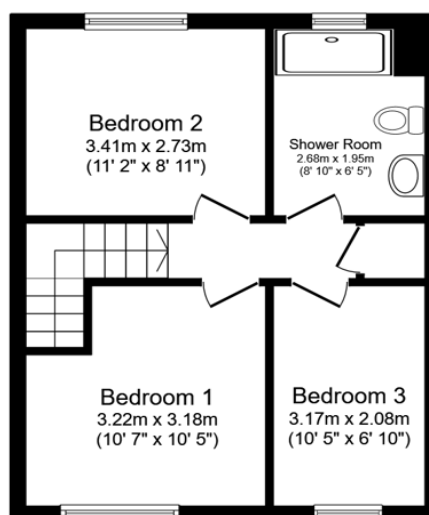
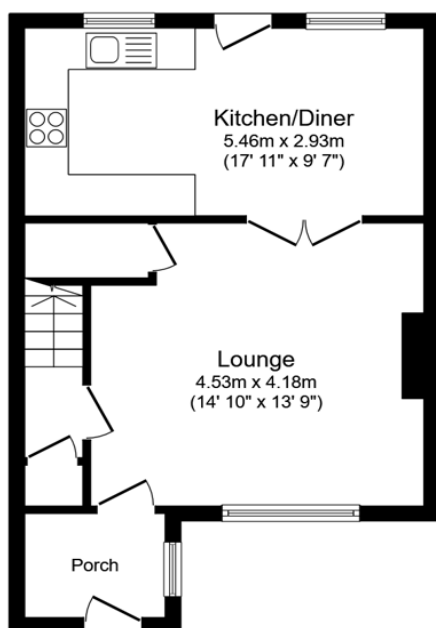
A suite comprising; Double walk-in shower with mains shower over, pedestal wash hand basin, w.c, tiled walls, gas central heating radiator, tiled flooring, double glazed window to rear aspect;



External Rear

Large private enclosed lawned garden, gated access leading to garage;





Total floor area: 79.0 sq.m. (850 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Hedworth Lane, Jarrow, Tyne and Wear, NE32 4EH

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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