

3 bed semi-detached house to rent in NE8

Kings Close, Sunderland Road, Gateshead
Tyne and Wear, NE8 3PW

£900 pcm

- ✓ End Terrace House
- ✓ Three Bedrooms
- ✓ Electric Heating
- ✓ Off Road Parking/ Driveway
- ✓ VPVC Double Glazing

TO
RENT



Summary

- Property Type: Semi-detached house - Bedrooms: 3 - Parking: Driveway - Central Heating: Ducted Air
- Rent: £900 pcm
- USPs: allows children, allows pets, allows smokers

Description

Nestled in a peaceful cul-de-sac, this beautifully presented three-bedroom end-terrace home offers an excellent rental opportunity for families or professionals alike. Ideally located close to local shops, schools, public transport links, and major road networks, it provides easy access to both Newcastle City Centre and Gateshead—just a short drive away.

The property features off-street parking, low-maintenance front and rear gardens, UPVC double glazing, and efficient electric heating.

The accommodation comprises an entrance lobby, a bright and spacious lounge, a modern fitted kitchen, three well-proportioned bedrooms, and a contemporary family bathroom.

Viewing is highly recommended to appreciate all this home has to offer. Viewings to commence from the 5th of December.

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. However, couples who have previously co-habited, are married or are in a civil partnership will have their incomes combined and assessed jointly.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years.
- 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

Length Of Tenancy: 6 months

EPC Rating: D

Front External

Off-road parking and lawned garden



Entrance

UPVC door, Stairs to the first floor.

Living Room

3.40m x 4.30m (11'1" x 14'1")

Electric fire to feature fire surround, UPVC double glazed window, under stairs storage cupboard



Kitchen- Diner

2.70m x 4.40m (8'10" x 14'5")

Fitted wall and base units with gas hob and extractor over, electric oven, stainless steel sink and drainer, UPVC double glazed window tiled floor



Landing

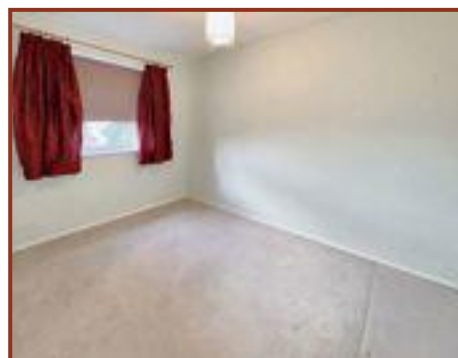
Built in cupboard



Bedroom 1

2.40m x 3.40m (7'10" x 11'1")

UPVC Double Glazed Windows



Bedroom 2

3.00m x 2.40m (9'10" x 7'10")

UPVC double glazed window



Bedroom 3

1.90m x 1.90m (6'2" x 6'2")

Mirror fronted sliding wardrobes, UPVC double glazed window



Bathroom

1.70m x 1.90m (5'6" x 6'2")

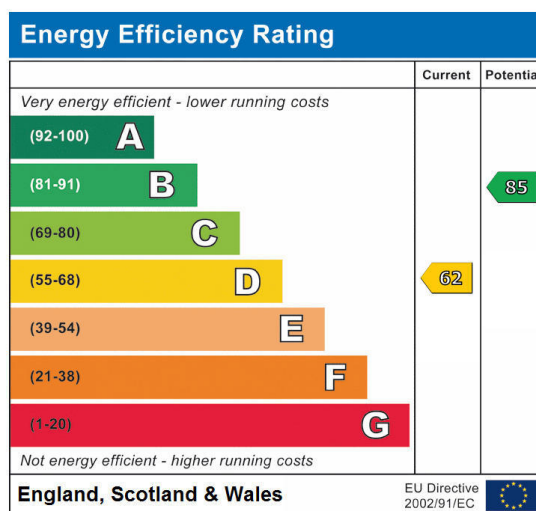
WC, Wash basin, panelled bath with electric shower over and folding shower screen, tiled walls, UPVC double glazed window



Back External

A low maintenance flagged rear garden with shed





Kings Close, Sunderland Road, Gateshead, Tyne and Wear, NE8 3PW

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, www.pattinson.co.uk

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