



3 bed semi-detached house to rent in NE22

Queens Road, Bedlington, Bedlington, Northumberland, NE22 7HL

£795 pcm

 x3  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Southerly Rear Aspect
- ✓ Off-Road Parking
- ✓ Unfurnished
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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

Queens Road, located within Bedlington Station, offering excellent access to local amenities, schools and shops. The Bedlington train station is located within close proximity, offering speedy access into Newcastle City Centre and the A189 Spine Road is also within very good reach.

The property is offered on an UNFURNISHED Basis and briefly comprises: entrance hall, living room, fitted kitchen, ground floor bathroom, three decent sized first floor bedrooms.

The home comes with the benefit of a driveway and a Southerly aspect private rear garden.

Please call our local lettings team to set-up an appointment to view or to obtain further information.

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: £917.31

Rent: £795 pcm

Property Type: Semi-detached house

Parking: Off Street, 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

Mobile signal coverage: Good

Entrance

Entrance door opening into the hall. Staircase leading to the first floor accommodation, access into the living room and the kitchen.

Living Room

Located to the rear with double glazed window and central heating radiator.



Kitchen

Located to the front with a double glazed window and a fitted range of wall and base units with work surfaces and sink unit with taps and drainer board. Space and plumbing for washing machine, space for fridge/freezer, space for cooker.



Bathroom

A white three piece suite comprising: bath with shower over, low level WC and wash hand basin. Tiling to the walls, central heating radiator and a double glazed window.



First Floor Landing

Access into the bedrooms and the bathroom.

Bedroom One

A double room with a double glazed window and central heating radiator.



Bedroom Two

Another double room with a double glazed window and central heating radiator.



Bedroom Three

A single room with a double glazed window and central heating radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(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

Queens Road, Bedlington, Bedlington, Northumberland, NE22 7HL

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

