



### 3 bed upper flat to rent in NE35

Arnold Street, Boldon Colliery, Tyne and Wear, NE35 9BA

# £640 pcm

 x3  x1  x1

On Street parking

Unfurnished

### Property features

- ✓ THREE BEDROOM UPPER FLAT
- ✓ FULLY REFURBISHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ NEWLY INSTALLED KITCHEN (Appliances Included)
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 welcome to the Rental Market this NEWLY REFURBISHED Three Bedroom Upper Flat harmoniously situated in the heart of Boldon Colliery. Having undergone a thorough refurbishment, this flat embodies modernity, flaunting a polished style intersected by original aesthetics.

As you enter this sumptuously styled purpose-built flat, you are met with a light-infused hallway that tastefully introduces the theme of the property – contemporary elegance complemented by functional simplicity. Designed to an exceptionally high standard, the stylish, easy-going lounge space is sure to seize your interest.

The bright and airy lounge is the perfect stage displaying a relaxing ambiance, inviting an overwhelming sense of calm and tranquility after your daily routine. Boasting an impressive three pleasantly proportioned bedrooms, this flat purposefully accommodates your need for space and comfort. Each bedroom, intricately designed, radiates with natural light, augmenting the calm and serene aura. The NEWLY installed kitchen benefits from new appliances incorporating fridge freezer and washing machine, while the family bathroom adds a hint of sophistication.

In essence, this fully refurbished three-bedroom Upper Flat, nestled in the serene Boldon Colliery, perfectly encapsulates modern living while maintaining subtle touches of classic charm. An ideal choice for those yearning for a dash of tranquility within their modern, fast-paced life.

Call Pattinson Jarrow today 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: A

Deposit: £665.00

Length of Tenancy: 6 months

Rent: £640 pcm

Property Type: Upper Flat

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

Water meter: No

Sewerage: Standard UK domestic

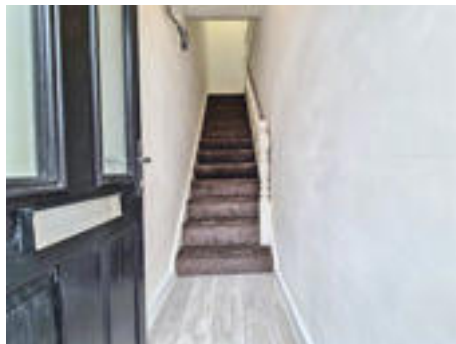
Air conditioning: No

## External Front



## Entrance/Hallway

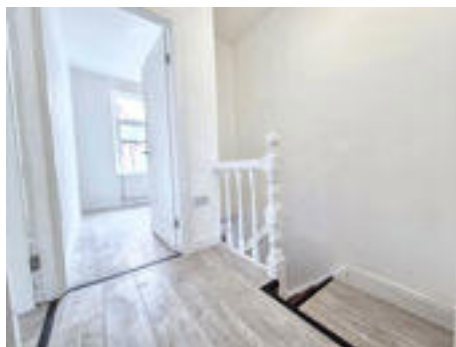
Composite part glazed door leading to entrance, laminate flooring, stairs to first floor; (Image to follow)



## First Floor Landing

1.61m x 2.16m (5'3" x 7'1")

Laminate flooring, loft access, doors to; (Image to follow)



## Bedroom One

4.08m x 3.60m (13'4" x 11'9")

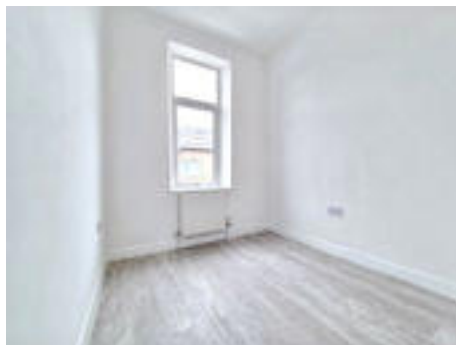
Double glazed window to front aspect, gas central heating radiator, laminate flooring; (Image to follow)



## Bedroom Three

2.09m x 2.16m (6'10" x 7'1")

Double glazed window to front aspect, gas central heating radiator, laminate flooring; (Image to follow)



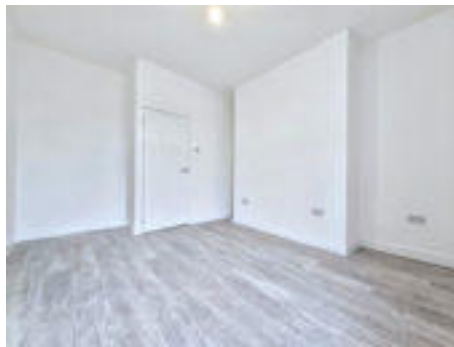
## Lounge

4.27m x 3.56m (14'0" x 11'8")

Double glazed window to rear aspect, gas central heating radiator, laminate flooring; (Image to follow)



## Lounge.



## Bedroom Two

4.28m x 2.16m (14'0" x 7'1")

Double glazed window to rear aspect, gas central heating radiator, laminate flooring; (Image to follow)



## Kitchen

4.60m x 2.09m (15'1" x 6'10")

A range of wall & base units with contrasting work surfaces with uprights, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, fridge freezer, washing machine, combi boiler, Upright gas central heating radiator, laminate flooring, double glazed window to side aspect, door to rear staircase; (Image to follow)



## Kitchen.



## Family Bathroom

3.02m x 1.48m (9'10" x 4'10")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, W.C, gas central heating radiator, built in storage, tiled walls, laminate flooring, dual aspect double glazed windows; (Image to follow)



## Family Bathroom.



## Rear Staircase

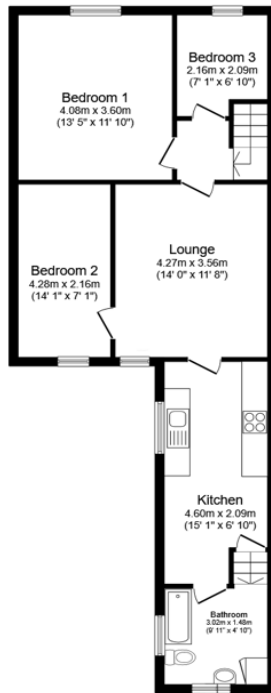
Gas central heating radiator, double glazed window to rear aspect, Upvc door leading to Court Yard;



## External Rear

Large shared rear Court Yard, gated access to rear aspect;





Total floor area: 68.7 sq.m. (740 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Arnold Street, Boldon Colliery, Tyne and Wear, NE35 9BA

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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