



2 bed end of terrace house to rent in NE34

Defoe Avenue, South Shields, South Tyneside, Tyne and Wear, NE34 9TD

£795 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM END OF TERRACE
- ✓ SPACIOUS LOUNGE
- ✓ KITCHEN / DINER
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ 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

Emily Blenkinsop
Sales Negotiator
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this recently refurbished spacious Two Bedroom End of Terrace family home located on Defoe Avenue, South Shields.

Ideally located for an array of schools, walking distance to local amenities including excellent local transport links direct to Newcastle and Sunderland City Centre and South Shields Town Centre.

This property has offers new kitchen, family bathroom, new floor coverings whilst decorated in neutral tones.

Briefly comprising; Entrance/hallway, Lounge leading to Kitchen/Diner with Utility beyond. To the first floor lies Two generous proportioned Bedrooms, Family Bathroom with separate Cloak. Externally you can find the well maintained lawned gardens.

Contact Pattinson to arrange an early viewing.

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: £894.23

Rent: £795 pcm

Property Type: End of terrace house

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 and side

Private enclosed well maintained lawned garden, gated access to rear aspect;

Entrance/Hallway

Upvc part glazed door leading to entrance complemented by double glazed window, stairs to first floor, door to;



Lounge

5.50m x 3.12m (18'0" x 10'2")

Dual aspect double glazed windows, electric fire with feature surround, gas central heating radiators, door to;



Lounge.



Kitchen / Diner

2.78m x 3.48m (9'1" x 11'5")

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



Kitchen / Diner.



Utility

Space for fridge freezer, vinyl flooring, Upvc door leading to front aspect;

First Floor Landing

Loft access, gas central heating radiator, doors to;

Bedroom One

5.50m x 3.12m (18'0" x 10'2")

Dual aspect double glazed windows, gas central heating radiator, built in storage (Combi);



Bedroom One.



Bedroom Two

3.70m x 2.53m (12'1" x 8'3")

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



Family Bathroom

1.71m x 1.42m (5'7" x 4'7")

A suite comprising; Bath with electric shower over, pedestal wash hand basin, part tiled walls, gas central heating radiator, extractor, vinyl flooring, double glazed window to rear aspect;



Cloak

0.82m x 1.59m (2'8" x 5'2")

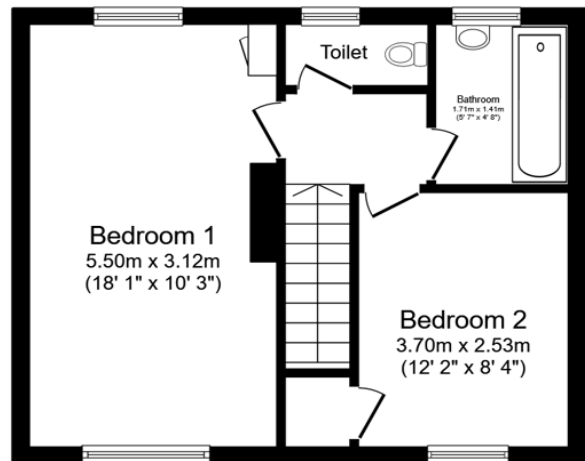
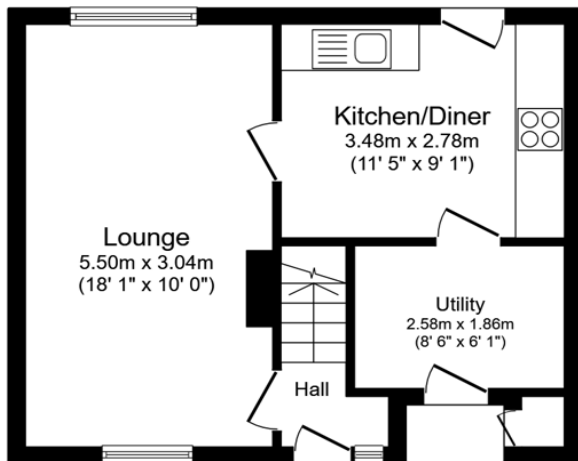
Enclosed cistern w.c, vinyl flooring, double glazed window to rear aspect;



External Rear

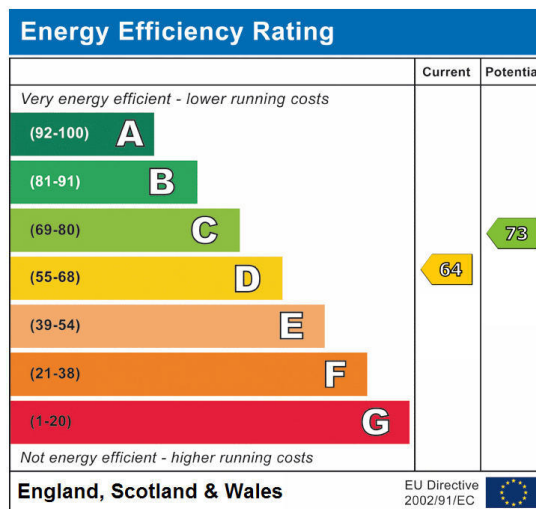
Private enclosed lawned garden, external eater source, gated access to front aspect;





Total floor area: 71.6 sq.m. (770 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



Defoe Avenue, South Shields, South Tyneside, Tyne and Wear, NE34 9TD

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

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