4 bed semi-detached house to rent in NE4

Kirton Avenue, Newcastle upon Tyne, Tyne and Wear, NE4 9HH

£1,200 pcm

x 4 x 2 x 2

On Street parking

Unfurnished

Property features

- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Delighted to present this stunning four-bedroom semi-detached home located in the highly desirable neighbourhood of Fenham, Newcastle upon Tyne. This residential rental is perfect for families and offers an abundance of space both inside and out. The property boasts four good-sized bedrooms, offering plenty of room for all the family. The master bedroom features its own en-suite, modern fittings and fixtures ensure a luxurious feel.There are two spacious reception rooms, one of which could be an ideal setting for a dining room or a family room. Both rooms promise plenty of natural light and a warm atmosphere where one can relax and unwind. In addition to the en-suite, the property features another full bathroom. The kitchen is fitted with modern appliances and plenty of countertop and storage space, perfect for the family chef. It is finished with sleek cabinetry and a stylish tile backsplash. Externally, the property has a generous rear garden; perfect for summer barbecues, children's playtime or simply relaxing

The house is conveniently located in Fenham, with several local amenities such as shops, schools and parks within walking distance. The transport links are also excellent, making it easy to commute to the city centre of Newcastle upon Tyne.

The combination of location, space, and modern living makes this property the perfect home for a growing family to enjoy for years to come. We encourage interested parties to arrange a viewing at your earliest convenience to fully appreciate what this property has to offer.

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

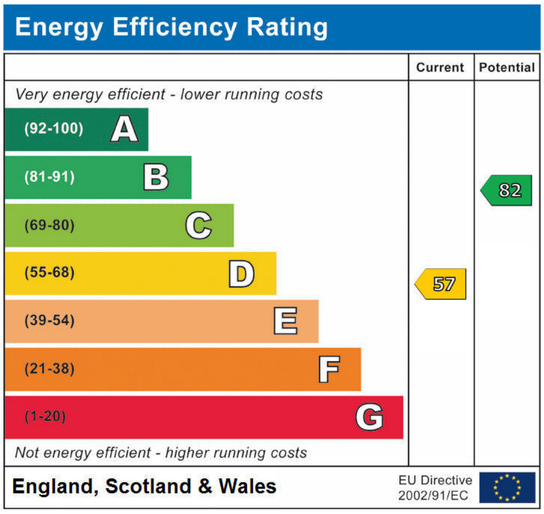
Deposit: £1,225.00

Rent: £1,200 pcm

Property Type: Semi-detached house

Parking: On Street

Heating: Gas



Kirton Avenue, Newcastle upon Tyne, Tyne and Wear, NE4 9HH

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

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west.road@pattinson.co.uk, www.pattinson.co.uk