



3 bed semi-detached house to rent in NE28

Horsley View, Wallsend, Tyne and Wear, NE28 6JN

£1,300 pcm

 x3  x2  x1

Driveway & Garage parking

Property features

- ✓ Available Now
- ✓ Three Bedrooms
- ✓ Close to Local Amenities
- ✓ Driveway and Garage
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Alia Saidan
Branch Manager
Wallsend

0191 2345681
wallsend@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated within the highly sought after Horsley View, Wallsend, this well presented three bedroom semi-detached home available now to rent offers spacious accommodation ideal for families and professionals alike. Conveniently located close to a range of local amenities, schools and excellent transport links providing easy access to Newcastle, the Coast and South Tyneside.

The property briefly comprises an entrance hall, downstairs WC, a spacious lounge and a modern kitchen diner fitted with a range of wall and base units, complete with built-in gas hob and electric oven. UPVC double glazed French doors lead from the dining area to the rear garden, creating an excellent space for both relaxing and entertaining.

To the first floor are three good sized bedrooms along with a family bathroom. Externally, the property benefits from a private low maintenance rear garden featuring artificial lawn, decked seating area, paved patio and fenced boundaries. Additionally, there is a driveway providing off street parking and a garage.

Please contact the Wallsend Branch to arrange a viewing or for further information. (0191) 2345681

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: B

Deposit: £1,325.00

Rent: £1,300 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway & Garage

Heating: Gas

External Front

To the front of the property is a lovely front garden with artificial lawn along with steps leading to the front door as well as a driveway providing off street parking leading to the detached garage.



Entrance Hall

Including doors off to the lounge, ground floor WC and stairs to the first floor.



Lounge

4.36m x 3.93m (14'3" x 12'10")

UPVC double glazed bay window to the front, electric fire piece, under stairs storage cupboard and radiator.



Kitchen Diner

4.91m x 2.61m (16'1" x 8'6")

The kitchen offers a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splash back, space for appliances as well as space for dining table. UPVC double glazed French doors leading to the rear garden, UPVC double glazed window and radiator.



Downstairs WC

1.74m x 0.92m (5'8" x 3'0")

The downstairs WC is situated off the entrance hall and includes a hand wash basin, UPVC double glazed window and radiator.



Bedroom 1

4.95m x 2.52m (16'2" x 8'3")

Two UPVC double glazed windows to the front, built in storage cupboard and radiator.



Bedroom 2

3.00m x 2.70m (9'10" x 8'10")

UPVC double glazed window to the rear and radiator.



Bedroom 3

2.68m x 1.87m (8'9" x 6'1")

UPVC double glazed window to the rear and radiator



Family Bathroom

1.89m x 1.68m (6'2" x 5'6")

The Family Bathroom benefits from a three piece suite comprising; a bath with shower over and glass screen, hand wash basin in vanity unit, low level WC, tiled walls, UPVC double glazed window and heated towel rail.



Exterior Garden

Private rear garden mainly laid to artificial lawn, decked area, paved patio area and fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	76	
(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

Horsley View, Wallsend, Tyne and Wear, NE28 6JN

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

157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681, wallsend@pattinson.co.uk, www.pattinson.co.uk

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