2 bed upper flat to rent in NE8

Westbourne Avenue, Gateshead, Tyne and Wear, NE8 4NQ

£775 pcm

x 2 x 1 x 1

On Street parking

Furnished

Property features

- Two bedroom ground floor flat
- Available Immediately
- Kitchen with integrated electric oven and hob
- Enclosed rear courtyard with gated access
- 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

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this two bedroom ground floor flat situated on Westbourne Avenue in Gateshead. This property is available to rent now and offers accommodation suited to a range of tenants. The property is located within reach of local amenities, transport links and access routes into Gateshead and Newcastle city centre.

The accommodation briefly comprises: entrance hallway with built in storage, lounge, kitchen/diner, two bedrooms and a family bathroom. Externally, there is an enclosed rear courtyard with gated access to the rear lane.

Westbourne Avenue is positioned within a residential area of Gateshead, close to Saltwell park, offering access to local shops, schools and public transport services. Road links provide connections to surrounding areas including Newcastle city centre, Team Valley and the A1.

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: £825.00

Rent: £775 pcm

Property Type: Upper Flat

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: On Street

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: Yes

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, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a part glazed UPVC entrance door. Built in storage cupboard, central heating radiator and laminate flooring.

Lounge / Diner

4.82m x 3.50m (15'9" x 11'5")

Double glazed window to the rear aspect, central heating radiator and laminate flooring.

Kitchen

2.48m x 2.16m (8'1" x 7'1")

Double glazed window to the side aspect and UPVC door leading to the rear courtyard. Fitted with wall and base units with roll top work surfaces incorporating a stainless steel sink unit. Integrated electric oven with four ring electric hob and extractor hood above. Plumbing for washing machine, combi boiler, tiled splashbacks and laminate flooring.

Bedroom One

5.09m x 3.68m (16'8" x 12'0")

Double glazed bay window to the front aspect, central heating radiator and carpet flooring.

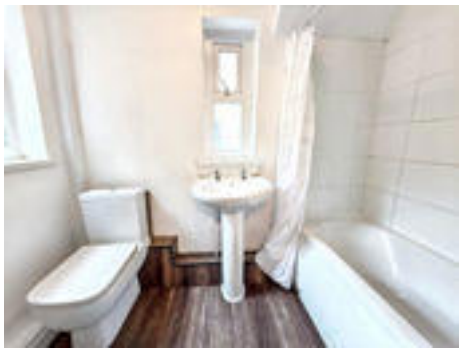
Bedroom Two

Double glazed window to the rear aspect, central heating radiator and carpet flooring.

Family Bathroom

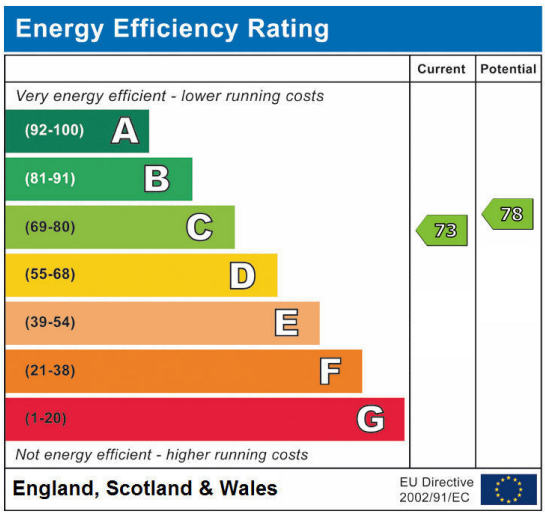
2.36m x 1.24m (7'8" x 4'0")

Double glazed windows to the side and rear aspects. Fitted with a white suite comprising low level W/C, pedestal wash hand basin and bath with mains shower. Part tiled walls, laminate flooring, extractor fan, and chrome towel radiator.



External

To the rear of the property is an enclosed walled courtyard with gated access to the rear lane.



Westbourne Avenue, Gateshead, Tyne and Wear, NE8 4NQ

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, low.fell@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.