



## 6 bed terraced house to rent in

Wingrove Road, Newcastle upon Tyne,  
Tyne and Wear, NE4 9BQ

# £2,500 pcm

 x 6  x 3  x 2

On Street parking

Furnished

## Property features

- ✓ 6 Bed Terraced
- ✓ Sought After Location
- ✓ Furnished
- ✓ Viewing Recommended
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This impressive six-bedroom terraced property on the ever-popular Wingrove Road, Newcastle upon Tyne, has been extensively updated to a high standard, offering spacious and versatile accommodation ideally suited to a growing family.

Set over three well-proportioned floors, the home seamlessly blends traditional character with modern finishes. The ground floor provides generous living space, including a welcoming entrance hallway, a bright and airy lounge, and a stylish, contemporary kitchen with ample dining space—perfect for everyday family life and entertaining alike. Thoughtful upgrades throughout the property ensure a comfortable and practical layout.

Across the upper floors, the property boasts six well-sized bedrooms, offering flexibility for family use such as home offices, guest rooms, or play areas. The accommodation is complemented by modern bathroom facilities, all finished to a good standard.

Externally, the property benefits from a private rear yard, providing a low-maintenance outdoor space.

Located in a highly convenient and desirable area, Wingrove Road offers excellent access to local amenities, reputable schools, and transport links into Newcastle City Centre and beyond.

This is a substantial and well-maintained family home, not suitable for multiple occupancy, and early viewing is highly recommended to fully appreciate the space and quality on 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: £2,525.00

Length of Tenancy: 6 months

Rent: £2,500 pcm


Property Type: Terraced House

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

Parking: On Street

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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 

Wingrove Road, Newcastle upon Tyne, Tyne and Wear, NE4 9BQ

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
west.road@pattinson.co.uk, www.pattinson.co.uk**

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