



3 bed upper flat to rent in NE33

Dean Road, South Shields, South Shields,
Tyne and Wear, NE33 5LL

£750 pcm

 x3  x1  x3

On Street parking

Unfurnished

Property features

- ✓ THREE BEDROOM MAISONETTE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCAL AMENITIES
- ✓ AVAILABLE NOW..
- ✓ 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

Keith Wallace
Senior Valuer
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| THREE BEDROOM | MAISONETTED | GAS CENTRAL HEATING | GREAT AMENITIES CLOSE BY | WALK TO METRO |

We are delighted to offer TO LET this three bedroom maisonette on Dean Road, South Shields. Benefiting from gas central heating and double glazing the property is close to amenities and is a short walk to the Metro.

Comprising briefly:- Upvc door to the entrance hallway with stairs to the first floor landing. Door to the lounge. The dining room leads from the lounge on in turn to the kitchen and bathroom. To the second floor landing lie bedroom one, bedroom two and bedroom three.

Externally a yard lies to the rear

Available now book your viewing today...

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: £775.00

Length of Tenancy: 6 months

Rent: £750 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Year built: 1895

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

Upvc door to the entrance hallway with stairs to the first floor landing.



Lounge

Double glazed bay window to the front and central heating radiator. Feature fire surround with gas fire. Stairs to the second floor and open plan to the dining room.



Dining room

Double glazed window to the rear and central heating radiator. Door to the kitchen. Breakfast bar and built in storage leading to a third reception or dining area.



Diner



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back. Appliances include electric cooker point, automatic washing machine and fridge/freezer. Double glazed window to the side and door to the rear lobby.



Bathroom

Comprising low level w.c, wash basin, panelled bath and walk in shower cubicle. Double glazed window and central heating radiator.



Bedroom One.

Double glazed window to the front and central heating radiator.



Bedroom Two

Double glazed window to the rear and central heating radiator.



Bedroom Three

Double glazed window to the rear and central heating radiator.



Approx Gross Internal Area
119 sq m / 1279 sq ft



First Floor
Approx 75 sq m / 802 sq ft

Second Floor
Approx 44 sq m / 477 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Dean Road, South Shields, South Shields, Tyne and Wear, NE33 5LL

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

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