



### 3 bed terraced house to rent in

Ingoe Street, Newcastle upon Tyne, Tyne and Wear, NE15 8DQ

# £900 pcm

 x 3  x 1  x 2

Allocated parking

Unfurnished

### Property features

- ✓ Terraced House - Three Bedrooms
- ✓ Sought After Location
- ✓ Recently Refurbished

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

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Senior Valuer  
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to offer to the rental market this recently refurbished three-bedroom terraced house, situated on Ingoe Street in the popular residential area of Lemington, Newcastle upon Tyne. Conveniently positioned close to a range of local amenities, schools, transport links and road networks, the property provides excellent access to Newcastle City Centre and surrounding areas.

Finished to a good standard throughout, the accommodation briefly comprises an entrance hallway, a spacious lounge, a separate dining room and a modern fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden and an enclosed rear yard, providing useful outdoor space.

Early viewing is highly recommended. Please contact Pattinson Estate Agents to arrange your appointment.

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: £925.00

Length of Tenancy: 6 months

Rent: £900 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance Hall

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## Lounge



## Dining Room



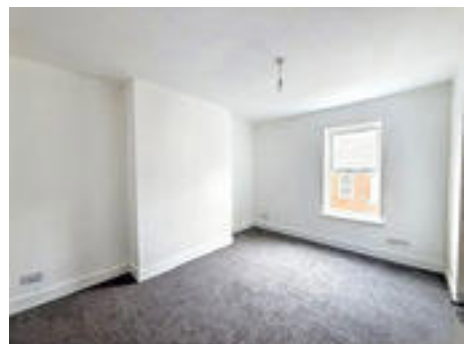
## Kitchen



## Stairs to First Floor

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## Bedroom One

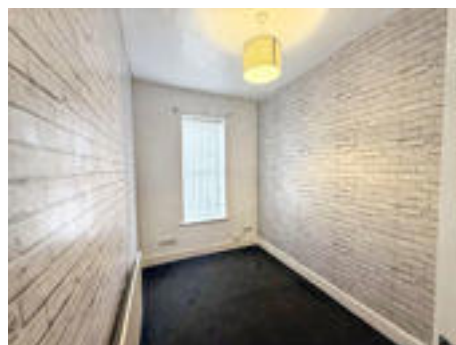


## Bedroom Two



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## Bedroom Three



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## Bathroom





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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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