



### 3 bed semi-detached house to rent in NE15

Wayfaring Avenue, Newcastle upon Tyne, Tyne and Wear, NE15 9GD

# £1,100 pcm

 x3  x1  x1

Allocated parking

Unfurnished

### Property features

- ✓ Available now - move straight in
- ✓ Three bedrooms
- ✓ En-suite to master
- ✓ Downstairs WC
- ✓ EPC Rating B

## Key Information

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

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson is pleased to present The Moresby a three bedroom semi detached property in Throckley, Newcastle Upon Tyne.

This well presented three bedroom home offers an excellent open plan living space, with a modern kitchen diner.

The ground floor comprises of a centrally located entrance hall with staircase, storage cupboard and WC.

From there, you'll find a dual-aspect lounge allowing the room to be filled with natural light.

The spacious modern fitted kitchen dining room features French doors that open up to the patio and garden, creating a seamless connection between indoor and outdoor spaces, perfect for social and family gatherings.

The first floor houses an additional storage cupboard, two double bedrooms and one single bedroom, which offer ample storage space. The principal bedroom occupies the left side of the property and includes a luxury en-suite shower room while the contemporary family bathroom completes the layout.

### Key features

- \* Three bedrooms, two bathrooms, downstairs wc
- \* Spacious reception room
- \* Private garden and parking
- \* Excellent location with great transport links

Make Renting Simple & Stress-Free:

- \* Professionally Managed - Maintenance handled quickly & efficiently.

\* No Unexpected Charges - Repairs due to wear & tear covered.

\* Customer-first Approach - Clear communication & hassle-free renting.

Don't miss your opportunity to secure this impressive Moresby-style family home!

Register your interest today.

Disclaimer: Energy Band: B | Council Tax Band: B. Please verify with the agent for the most accurate and up-to-date information.

We are regulated by The Property Ombudsman (TPO) and also a member of Client Money Protection.

Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. Computer generated images, floor plans and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property.

For further information on layouts and specifications please speak to your Lloyds Living representative.

Applicants are required to show an annual salary that is 30X the monthly rent. This condition can be fulfilled by combining the incomes of family members who will be residing together. Students must provide a guarantor whose income is 36X the monthly rent to be eligible.

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: £1,100.00

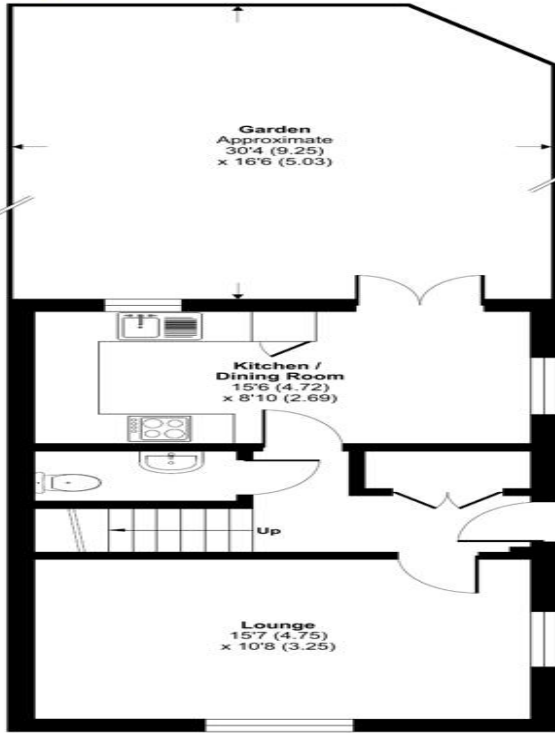
Rent: £1,100 pcm

Property Type: Semi-detached house

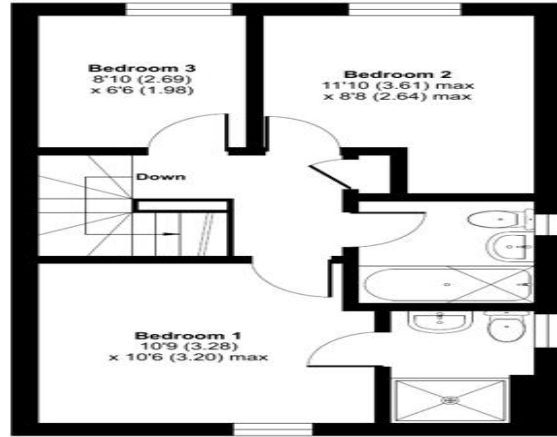
USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lomond Property (Lettings). REF: 1254904

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Wayfaring Avenue, Newcastle upon Tyne, Tyne and Wear, NE15 9GD

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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**RICS**

Client Money Protection

