



2 bed upper flat to rent in NE28

Station Road, Wallsend, Tyne and Wear,
NE28 8SQ

£750 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Upper Flat
- ✓ Close to Local Amenities
- ✓ Private Rear Yard

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Alia Saidan
Branch Manager
Wallsend

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome for rent this two bedroom upper flat situated on the ever-popular Station Road, Wallsend

Previously configured as a three-bedroom property, the accommodation has been thoughtfully adapted to create a larger kitchen and the added benefit of a separate utility room, offering practical and versatile living space.

The property comprises an entrance hallway, a generous living room, a spacious kitchen, utility room, two well-proportioned bedrooms, and a family bathroom. Externally, there is a private rear yard providing useful outdoor space.

Ideally positioned within walking distance of Wallsend High Street, the property enjoys easy access to a wide range of shops, supermarkets, cafés, and everyday amenities. Excellent transport links, including nearby bus routes and Metro stations, provide convenient connections to Newcastle city centre and surrounding areas, making it an ideal location for commuters.

Early viewing is highly recommended.

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: £937.50

Rent: £750 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

External Front



Entrance Hall

2.78m x 2.19m (9'1" x 7'2")



Living Room

4.52m x 3.94m (14'9" x 12'11")



Kitchen

3.43m x 2.94m (11'3" x 9'7")



Utility Room

2.91m x 2.47m (9'6" x 8'1")



Bedroom 1

4.53m x 4.39m (14'10" x 14'4")



Bedroom 2

3.20m x 2.62m (10'5" x 8'7")



Bathroom

2.36m x 1.68m (7'8" x 5'6")



Rear Yard





Station Road, Wallsend, Tyne and Wear, NE28 8SQ

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

**157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681,
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