



To rent

3 bed semi-detached house to rent in NE32

Borough Road, Jarrow, Tyne and Wear, NE32 5BL

£1,100 pcm

 x3  x2  x2

Driveway & Garage parking

Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY OPEN PLAN LOUNGE / DINING ROOM
- ✓ SPACIOUS KITCHEN / DINER
- ✓ TWO BATHROOMS / GROUND FLOOR CLOAK
- ✓ CONSERVATORY

Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to present this delightful Three Bedroom Semi-Detached residence, conveniently located in the charming town of Jarrow. This splendid property is an ideal Residential Rental providing the perfect balance of comfort, space, and location.

This home features a large, open-plan lounge and dining area, creating an impressive, bright and airy space. It provides the perfect setting for relaxing, entertaining, or simply enjoying family time. The natural light lends a warm and welcoming atmosphere to the home.

Adding to the charm of the property is the large conservatory, an exceptional space that offers tranquillity and the opportunity to enjoy views of the well-maintained garden all year round, irrespective of the weather.

The property comprises three generously proportioned bedrooms, providing ample space for rest and relaxation. The two bathrooms are well appointed, modern, and stylish, ensuring the morning rush is a thing of the past.

The two reception rooms provide ample flexibility, ideal for today's modern family. They can be used as a playroom, study, or even an additional bedroom, depending on your needs.

The house is situated in a thriving community with local amenities within easy reach. It boasts off-street parking, offering added convenience and peace of mind.

This fantastic property offers a blend of space, comfort, and modern living. It provides not just a house but a home for a tenant looking for a long-term rental opportunity in Jarrow. Viewing is highly recommended to appreciate what this property has to offer.

Call Pattinson Jarrow: 0191 48974731 or Email: jarrow@pattinson.co.uk

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: £1,125.00

Length of Tenancy: 6 months

Rent: £1,100 pcm

Property Type: Semi-detached house

USPs: Part furnished, Allows children, Allows pets

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front

Drive and garage to the front aspect with lawn and pathway to front door.

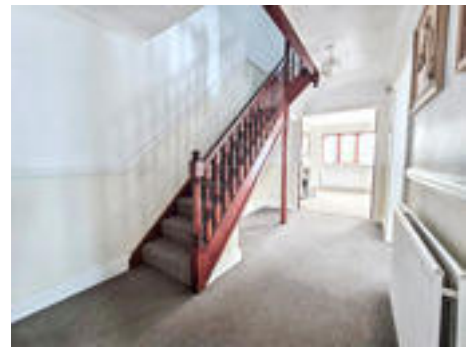


Entrance/Hallway

Upvc part glazed door leading to entrance, stairs to first floor, gas central heating radiator;



Entrance/Hallway.



W.C

Ground floor WC with radiator and wash basin



Lounge / Dining Room

The lounge diner is a comfortable space for relaxing and socializing. The cozy fireplace serves as the main feature, creating a warm atmosphere, especially in colder weather.

Large patio doors let in plenty of natural light and provide easy access to the conservatory. This area has seating for meals and gatherings, allowing a smooth connection between indoor and outdoor spaces.

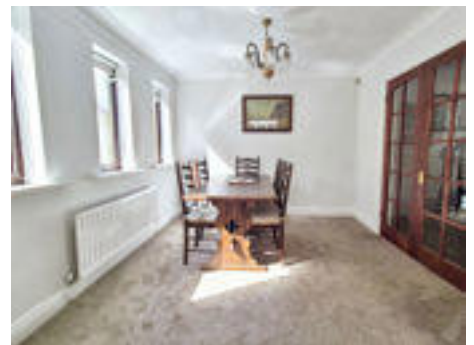
The room has a blend of modern and classic styles, with a dining table suitable for both casual meals and formal dining. The seating includes sofas and chairs, encouraging people to unwind after a long day. Overall, this space is designed for comfort and social enjoyment, perfect for quiet evenings or lively gatherings.



Lounge / Dining Room.



Lounge / Dining Room..



Kitchen

Cabinets provide plenty of storage for kitchen essentials, keeping the space organized.

Bright lighting and windows enhance the welcoming atmosphere, making the kitchen a warm and inviting place to gather with family and friends. Overall, this kitchen is designed for both functionality and comfort with an integrated hob, oven and extractor fan.



Conservatory

Conservatory overlooking a well maintained rear garden



Bedroom One

Master bedroom with plenty of storage space also benefitting an en-suite and dressing area



Bedroom One.



En-suite

A suite comprising Shower cubicle with electric shower over, vanity wash hand basin, w.c, double glazed window to side aspect;



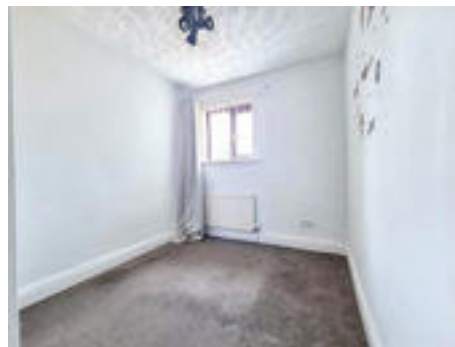
Bedroom Two

Second spacious bedroom with mirrored wardrobes.



Bedroom Three

Third bedroom is a single suitable for a study if preferred.



Family Bathroom

Bathroom consisting of vanity sink and w.c with storage ,shower cubicle and corner bath.



Rear Exterior

Large patio area for entertaining with lawned area and raised beds. There is also a pond with raised wall surround.



Rear Exterior.





Ground Floor Floor area 90.6 m² (975 sq.ft.)

First Floor Floor area 62.7 m² (675 sq.ft.)

TOTAL: 153.3 m² (1,650 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Borough Road, Jarrow, Tyne and Wear, NE32 5BL

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

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431,
jarrow@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

