



To rent

## 2 bed terraced house to rent in

North Terrace, Wallsend, Tyne and Wear,  
NE28 6PZ

# £1,050 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Spacious open-plan kitchen/dining area
- ✓ Bright and airy accommodation throughout
- ✓ Private rear yard with rear access
- ✓ Attractive and well-maintained
- ✓ 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: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented two-bedroom terraced home situated on North Terrace, Wallsend. Ideally located close to a range of local amenities, schools, transport links and providing easy access to surrounding areas, this property would make an excellent home for a variety of tenants.

The property has been updated and offers modern accommodation throughout, finished in neutral décor creating a bright and fresh feel. To the ground floor the accommodation briefly comprises an entrance into a spacious living room to the front aspect, leading through to a generous open-plan kitchen and dining area fitted with modern units and integrated appliances including a fridge freezer, washing machine, oven and hob. The open-plan layout creates an excellent social and entertaining space, further enhanced by skylight windows allowing an abundance of natural light. A convenient downstairs WC is also located off the dining area.

To the first floor there are two well-proportioned bedrooms, both finished in neutral tones with plenty of natural light, together with a family bathroom comprising a three-piece suite with shower over bath.

Externally, the property benefits from a small private garden to the front and a private enclosed yard to the rear with access to the rear lane. On-street parking is available nearby.

Early viewing comes highly recommended to appreciate the accommodation on offer.

If you'd like to arrange a viewing please contact Pattinson Estate Agents.

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: £1,075.00

Rent: £1,050 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

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: No

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: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

To the front of the property is a small private garden area providing a pleasant entrance to the home. On-street parking is available nearby.



## Living Room

*3.54m x 3.78m (11'7" x 12'4")*

Located to the front of the property, the living room is a bright and welcoming space with a large window allowing plenty of natural light. The room is neutrally decorated throughout with attractive flooring, creating a clean and modern feel.



## Kitchen

*4.14m x 4.26m (13'6" x 13'11")*

Situated to the rear of the property is a modern fitted kitchen featuring a range of wall and base units with integrated appliances including a fridge freezer, washing machine, oven and hob. Skylight windows provide excellent natural light, creating a bright and airy space.



## Dining Room

*4.51m x 3.81m (14'9" x 12'6")*

Open plan to the kitchen is a generous dining area offering plenty of space for a dining table and additional furniture, making it ideal for both everyday living and entertaining guests.



## Downstairs W/C

*1.73m x 0.91m (5'8" x 2'11")*

Conveniently located off the dining area is a downstairs cloakroom comprising a low-level WC and wash hand basin.



## Bedroom 1

4.52m x 3.87m (14'9" x 12'8")

A spacious double bedroom featuring a large window allowing plenty of natural light into the room. Finished with neutral décor and soft carpeting, creating a fresh and modern feel.



## Bedroom 2

2.85m x 4.41m (9'4" x 14'5")

A further well-proportioned bedroom with neutral decoration and a large window providing good levels of natural light. Suitable as a second bedroom, nursery or home office space.



## Bathroom

2.55m x 1.87m (8'4" x 6'1")

The family bathroom comprises a three-piece suite including a low-level WC, wash hand basin and bath with shower over. Finished in neutral tones creating a clean and modern space.

## Yard

To the rear of the property is a private enclosed yard with access to the rear lane, offering an easily maintained outdoor space.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

North Terrace, Wallsend, Tyne and Wear, NE28 6PZ

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, wallsend@pattinson.co.uk, www.pattinson.co.uk**

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