



2 bed semi-detached house to rent in NE10

Follingsby Drive, Gateshead, Tyne and Wear, NE10 8YH

£900 pcm

 x 2  x 1  x 1

Driveway parking

Unfurnished

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting a delightful, semi-detached house nestled in the vibrant town of Gateshead. This attractive residential rental property provides an outstanding blend of comfortable living spaces and modern convenience.

The property serves up two well-proportioned bedrooms, providing the perfect setting for rest and relaxation. The master bedroom, with added comfort and spaciousness, is bound to impress.

Boasting a single, tastefully arranged reception room, the property provides ample space to relax and entertain. Elegantly designed, it is a perfect setting to host guests and spend quality time with your loved ones.

The house comes with a modern, practical bathroom, featuring high-quality fixtures and finishes.

Furthermore, the property offers convenience and accessibility, being just a stone's throw away from local amenities and public transportation links. All in all, this rental property provides a perfect blend of homely charm and modern living, making it an ideal place to call home.

Contact us now at Pattinson Estate Agents to arrange a viewing or for more information.

(Subtitles are available in multiple languages upon request)

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: B

Deposit: £925.00

Length of Tenancy: 6 months

Rent: £900 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Front Exterior



Living Room

4.50m x 3.30m (14'9" x 10'9")

Spacious lounge to the front of property.



Kitchen/Diner

4.80m x 3.30m (15'8" x 10'9")

Modern kitchen with plenty storage cupboards.



Additional photo



Bedroom 1

3.30m x 3.30m (10'9" x 10'9")

Spacious double bedroom.



Bedroom 2

3.30m x 2.80m (10'9" x 9'2")

Second double bedroom

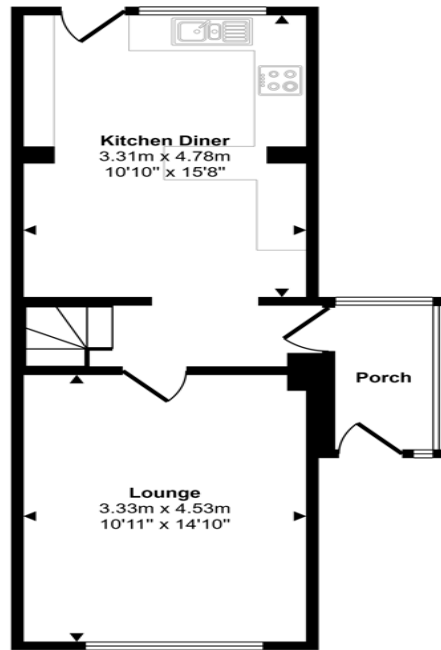


Bathroom

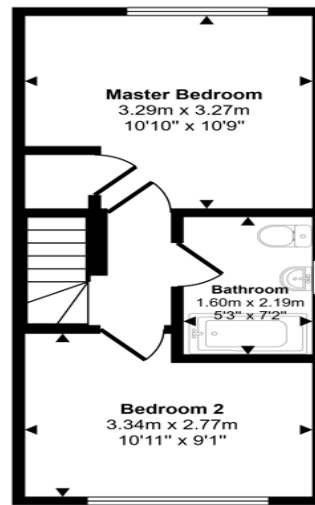
modern white bathroom



Approx Gross Internal Area
66 sq m / 708 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft



First Floor
Approx 27 sq m / 289 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Follingsby Drive, Gateshead, Tyne and Wear, NE10 8YH

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@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**

