



## 2 bed lower flat to rent in NE34

Ashley Road, West Harton, South Shields,  
Tyne and Wear, NE34 0PQ

# £500 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ TWO BEDROOM LOWER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GOOD LOCATION AND AMENITIES
- ✓ AVAILABLE NOW..
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Emily Blenkinsop  
Sales Negotiator  
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| TWO BEDROOM | LOWER FLAT | GAS CENRAL HEATING | DOUBLE GLAZED | AVAILABLE NOW |

Pattinson Estate Agents are delighted to welcome TO LET this spacious two bedroom ground floor flat, ideally situated on Ashley Road, South Shields.

This well-proportioned ground floor flat offers generous living accommodation comprising a welcoming entrance hallway, bright living room with feature fire surround, fitted kitchen, two double bedrooms and a family bathroom. Externally, the property benefits from a small forecourt garden to the front and a low-maintenance rear yard with gated access to the rear lane.

Positioned in a convenient area of South Shields, the property enjoys close proximity to a range of local amenities including shops, schools, parks and transport links. Excellent road and bus connections provide easy access to South Shields town centre, surrounding areas and the coast.

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: £525.00

Length of Tenancy: 6 months

Rent: £500 pcm

Property Type: Lower Flat

USPs: Allows children, Allows pets

Parking: On Street

Year built: 1910

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: Yes

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: ADSL copper wire, Cable

Mobile signal coverage: Good

## Entrance Hallway

Part glazed UPVC entrance door, central heating radiator, built-in storage cupboard and laminate flooring.

## Living Room

4.11m x 4.27m (13'5" x 14'0")

Spacious reception room featuring a UPVC double glazed window to the rear aspect, electric fire with feature surround, space for sofas and dining table, archway to kitchen, central heating radiator and carpeted flooring.

## Kitchen

4.17m x 2.10m (13'8" x 6'10")

Fitted with a range of wall and base cupboards, stainless steel sink with mixer tap, roll-top work surfaces, and tiled splashbacks. Space for free-standing cooker, plumbing for washing machine, and combi boiler. UPVC double glazed window to the side aspect, vinyl flooring, and door to rear lobby.

## Rear Lobby

Part glazed UPVC door leading to rear yard, built-in storage cupboard, central heating radiator, laminate flooring and door to bathroom.

## Bathroom

2.35m x 1.69m (7'8" x 5'6")

Comprising a white three-piece suite with WC, pedestal wash basin, and bath with electric shower over. Two UPVC double glazed windows to the rear aspect, extractor fan, tiled walls, central heating radiator and vinyl flooring.

## Bedroom One

4.78m x 4.01m (15'8" x 13'1")

A particularly spacious double bedroom featuring a UPVC double glazed bay window to the front aspect, central heating radiator and carpeted flooring.

## Bedroom Two

3.18m x 2.80m (10'5" x 9'2")

Well-proportioned double bedroom with UPVC double glazed window to the rear aspect, central heating radiator and laminate flooring.

## External

To the front: a small forecourt garden. To the rear: a well-maintained, low-maintenance yard with gated access to the rear lane.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 69                      |
| (55-68) <b>D</b>                            | 63      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Ashley Road, West Harton, South Shields, Tyne and Wear, NE34 0PQ

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

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