



### 3 bed town house to rent in NE2

Portland Mews, Sandyford, Newcastle upon Tyne, Tyne and Wear, NE2 1RW

# £1,100 pcm

🛏 x3 🚿 x1 🚗 x1

Allocated parking

Unfurnished

### Property features

- ✓ Available From 27th July 2026
- ✓ Three Bedrooms
- ✓ Mid Terrace House
- ✓ Allocated Parking Bay To The Rear Of The Property
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available from 27th July 2026 is this well presented three bedroom end of terrace house located in Sandyford.

The accommodation briefly comprises; Porch, good size lounge, Kitchen with a good range of wall and base units including white goods, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, door to rear garden and storage cupboard. To the first floor there is three bedrooms and bathroom/WC.

Externally to the rear of the property is a low maintenance town garden mainly paved with walled boundaries incorporating gate leading to allocated parking space.

The property benefits double glazed windows and gas central heating.

Please contact the Heaton Branch on for further information and viewings.

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

Rent: £1,100 pcm

Property Type: Town House

USPs: Allows children, Allows pets

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay 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: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Lounge

5.31m x 4.09m (17'5" x 13'5")

Double glazed window to the front, stairs to the first floor and radiator.



## Kitchen

4.09m x 2.34m (13'5" x 7'8")

With a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, white goods included, door to rear garden and storage cupboard.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

3.30m x 2.67m (10'9" x 8'9")

Double glazed window to the rear, built in wardrobes and radiator.



## Bedroom Two

3.45m x 2.04m (11'3" x 6'8")

Double glazed walk in bay window to the front and radiator.



## Bedroom Three

3.20m x 2.06m (10'5" x 6'9")

Double glazed window to the front and radiator.



## Bathroom/WC

2.13m x 1.70m (6'11" x 5'6")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled floor, tiled walls and radiator.



## Rear

To the rear of the property is a low maintenance town garden mainly paved with walled boundaries incorporating gate leading to allocated parking space.



6 PORTLAND MEWS, SANDYFORD, NEWCASTLE, NE2 1RW FLOOR PLAN



Note : Plans are for illustration purposes only and are not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(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	

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk**

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