

4 bed semi-detached house to rent in NE40

Chesters Gardens, Ryton, Tyne and Wear, NE40 4PL

£1,600 pcm

x 4 x 3 x 2

Driveway parking

Unfurnished

Property features

- Available Now
- Four Bedrooms
- Semi-Detached House
- Close to Local Amenities and Transport Links
- 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

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
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- Flexible viewing slots
- Accompanied viewings

Description

Available immediately is this extended four bedroom semi detached house situated within this favoured residential area. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge, snug, ground floor shower room/WC dining kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, UPVC double glazed sliding doors leading to the rear garden, UPVC double glazed window and two radiators. To the first floor, four bedrooms (master with en-suite) and bathroom/WC.

Externally to the front is a large driveway providing off street parking for multiple cars with hedged and fenced walled boundaries, to the rear is a South West facing private garden which is mainly paved with fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

https://tours.pattinson.co.uk/tour/1ga1g362c5

Please contact the Whickham Branch for further information or 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: A

Deposit: £1,846.15

Rent: £1,600 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway

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

Mobile signal coverage: Good

Front External

To the front of the property is a driveway for multiple cars with fenced and hedged boundaries



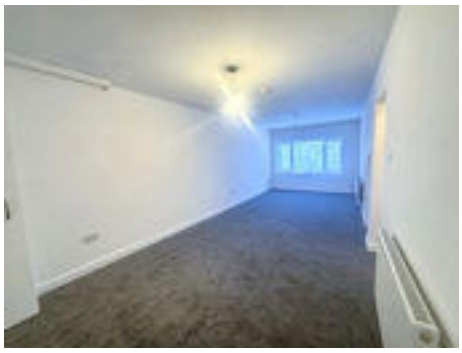
Entrance Hall

With doors off to the lounge, snug, dining kitchen and stairs to the first floor.

Lounge

8.04m x 3.02m (26'4" x 9'10")

UPVC double glazed window to the front, built in storage cupboard and two radiators.



Snug

5.38m x 3.47m (17'7" x 11'4")

UPVC double glazed window to the front, wall mounted electric fire and radiator.



Dining Kitchen

5.52m x 5.14m (18'1" x 16'10")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, UPVC double glazed sliding doors leading to the rear garden, UPVC double glazed window and two radiators.



Rear Lobby

With doors off to the lounge, dining kitchen, ground floor shower room and UPVC double glazed door to the rear garden.

Ground Floor Shower Room/WC

2.14m x 1.60m (7'0" x 5'2")

White three piece shower room/WC comprising; walk in shower, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



First Floor Landing

With doors off to the bedrooms and bathroom/WC.

Bedroom One

6.40m x 3.10m (20'11" x 10'2")

UPVC double glazed window to the front, two UPVC double glazed windows to the side, en-suite shower room and radiator.



En-Suite

3.13m x 1.61m (10'3" x 5'3")

White three piece shower room/WC comprising; walk in shower, hand wash basin, low level WC, UPVC double glazed window and radiator.



Bedroom Two

4.17m x 3.04m (13'8" x 9'11")

UPVC double glazed window to the front and radiator.



Bedroom Three

3.33m x 2.69m (10'11" x 8'9")

UPVC double glazed window to the rear and radiator.



Bedroom Four

4.40m x 2.43m (14'5" x 7'11")

UPVC double glazed window to the front and radiator.



Bathroom/WC

3.92m x 2.11m (12'10" x 6'11")

White three piece bathroom/WC comprising; bath with shower over, hand wash basin, low level WC, storage cupboard, UPVC double glazed window and radiator.

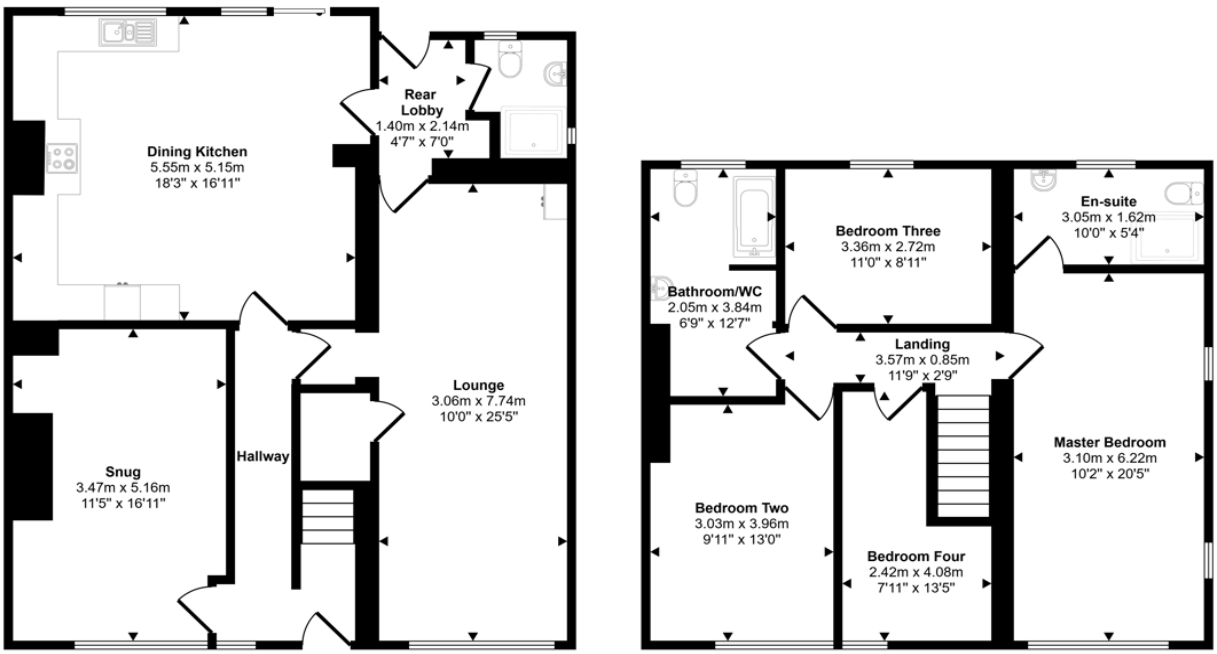


Rear Garden

South westerley facing rear garden mainly paved with fenced boundaries



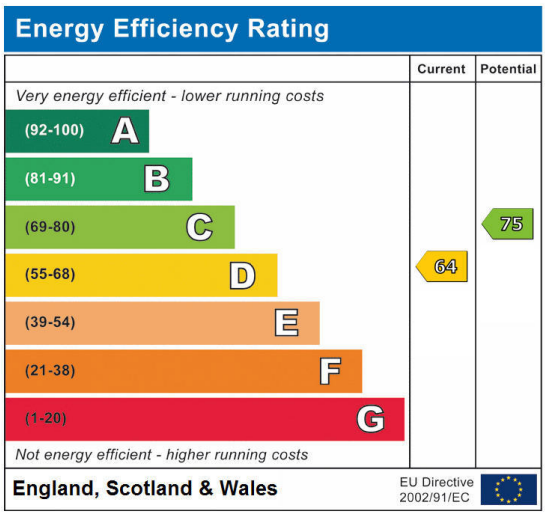
Approx Gross Internal Area
167 sq m / 1799 sq ft



Ground Floor
Approx 95 sq m / 1026 sq ft

First Floor
Approx 72 sq m / 774 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.



Chesters Gardens, Ryton, Tyne and Wear, NE40 4PL

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

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