



## 2 bed lower flat to rent in NE4

Bilbrough Gardens, Benwell , Newcastle upon Tyne, Tyne and Wear, NE4 8YA

# £650 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ Gas Central Heating
- ✓ Viewing Recommended

## Key Information

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

### Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available To Let | Two Bedroom Ground Floor Flat | Unfurnished

Pattinson Estate Agents are delighted to offer to the rental market this well-presented two-bedroom ground floor flat situated on Bilbrough Gardens in the popular residential area of Benwell, Newcastle upon Tyne.

Offered on an unfurnished basis, the accommodation briefly comprises an entrance hallway, a spacious lounge/dining room, fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Bilbrough Gardens is conveniently located to the west of Newcastle City Centre and offers excellent access to a wide range of local amenities including supermarkets, shops, cafés and healthcare facilities. The area is well served by regular bus routes providing direct links into Newcastle City Centre, while the nearby A1 and A69 make commuting throughout the region straightforward.

Families will appreciate the selection of nearby schools, including Atkinson Road Primary Academy, St Joseph's Catholic Primary School and West Newcastle Academy, with further education options also within easy reach.

This property is ideal for professionals, couples or small families looking for spacious accommodation in a convenient location with excellent transport connections.

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: £750.00

Rent: £650 pcm

Property Type: Lower Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas



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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
west.road@pattinson.co.uk, www.pattinson.co.uk**

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