

**To rent**

2 bed bungalow to rent in NE16

Marlborough Avenue, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3ER

£1,000 pcm

 x 2  x 1  x 2

Driveway & Garage parking

Property features

- ✓ Close To A1
- ✓ Detached Bungalow
- ✓ Two Double Bedrooms
- ✓ Open plan Lounge Through Dining Room
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this spacious two bedroom detached bungalow, ideally positioned on Marlborough Avenue in Swalwell.

The property offers well-proportioned accommodation throughout, including a large central hallway, two good-sized bedrooms, a spacious open plan lounge through dining room, fitted kitchen with separate utility area and a newly fitted bathroom.

Externally there are gardens to the front and rear, along with a private driveway and garage providing off-street parking.

A real selling point is the location, with the Gateshead Metrocentre just minutes away, providing fantastic access to shops, restaurants and leisure facilities. The property is also ideally placed for easy access onto the A1, making it a great location for commuting throughout the region.

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: £1,153.85

Rent: £1,000 pcm

Property Type: Bungalow

USPs: Garden, Allows smokers

Parking: Driveway & Garage

Year built: 1960

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Hallway

Large central entrance hallway with wood-effect flooring, radiator, wall lighting and doors providing access to the main rooms.



Living Room

3.62m x 4.53m (11'10" x 14'10")

Spacious lounge with wood-effect flooring, feature fireplace, radiator, wall lighting and windows. Open access through to the dining room.



Dining Room

3.15m x 3.13m (10'4" x 10'3")

Dining room with wood-effect flooring, radiator, built-in shelving and glazed door with windows to either side providing access to the rear garden.



Kitchen

2.40m x 3.17m (7'10" x 10'4")

Fitted kitchen with a range of wall and base units, work surfaces, tiled splashbacks, sink and drainer, gas hob, tiled flooring and window to the rear. Access to the utility area.



Utility

Separate utility area with tiled flooring, work surface, plumbing for washing machine, window and external door.



Bathroom

2.06m x 2.12m (6'9" x 6'11")

Bathroom fitted with bath and overhead shower, wash hand basin and WC. Panelled walls, wood-effect flooring, heated towel rail and window.



Bedroom 1

3.58m x 3.35m (11'8" x 10'11")

Double bedroom with window, radiator and exposed wooden floorboards.



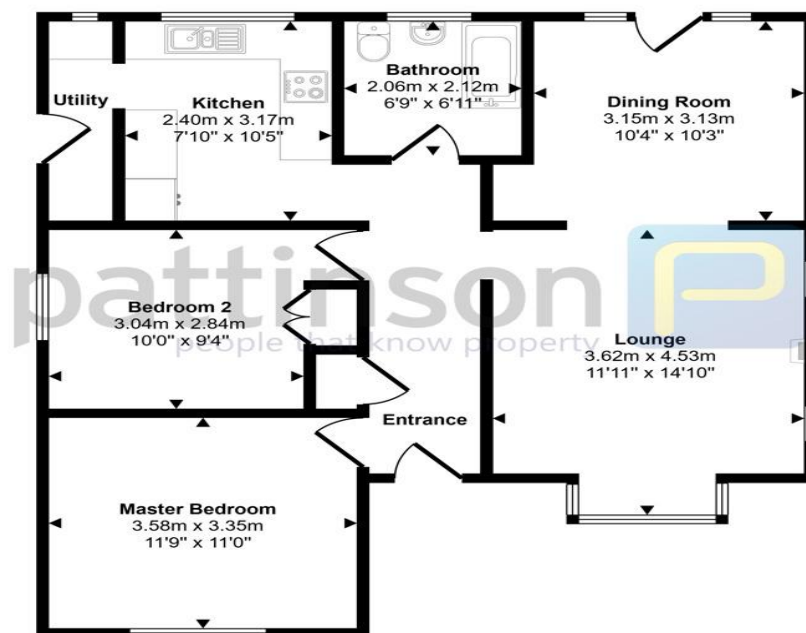
Bedroom 2

3.04m x 2.84m (9'11" x 9'3")

Bedroom with window, radiator and built-in storage cupboard.

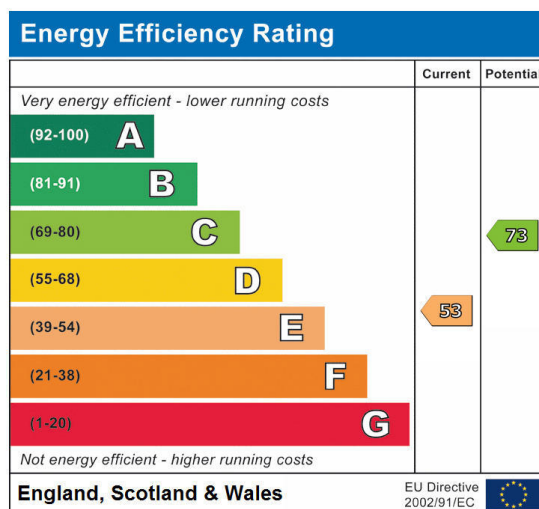


Approx Gross Internal Area
73 sq m / 783 sq ft



Floorplan

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.



Marlborough Avenue, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3ER

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

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