

3 bed semi-detached house to rent in NE4

Kirton Avenue, Newcastle upon Tyne, Tyne and Wear, NE4 9HH

£1,100 pcm

x 3 x 1 x 2

Allocated parking

Unfurnished

Property features

- Semi Detached House
- Three Bedrooms
- Sought After Location
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- 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

We are pleased to offer to the rental market this three bedroom semi-detached property, ideally situated on Kirton Avenue in the popular Fenham area of Newcastle upon Tyne.

Offered on an unfurnished basis, the property provides well-proportioned accommodation and would make an ideal home for a range of tenants.

Fenham is a popular residential location with a good selection of local shops, amenities, schools and transport links, providing convenient access into Newcastle City Centre and surrounding areas.

Early viewing is highly recommended to appreciate the accommodation and location on offer. Please contact Pattinson today to arrange your viewing.

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

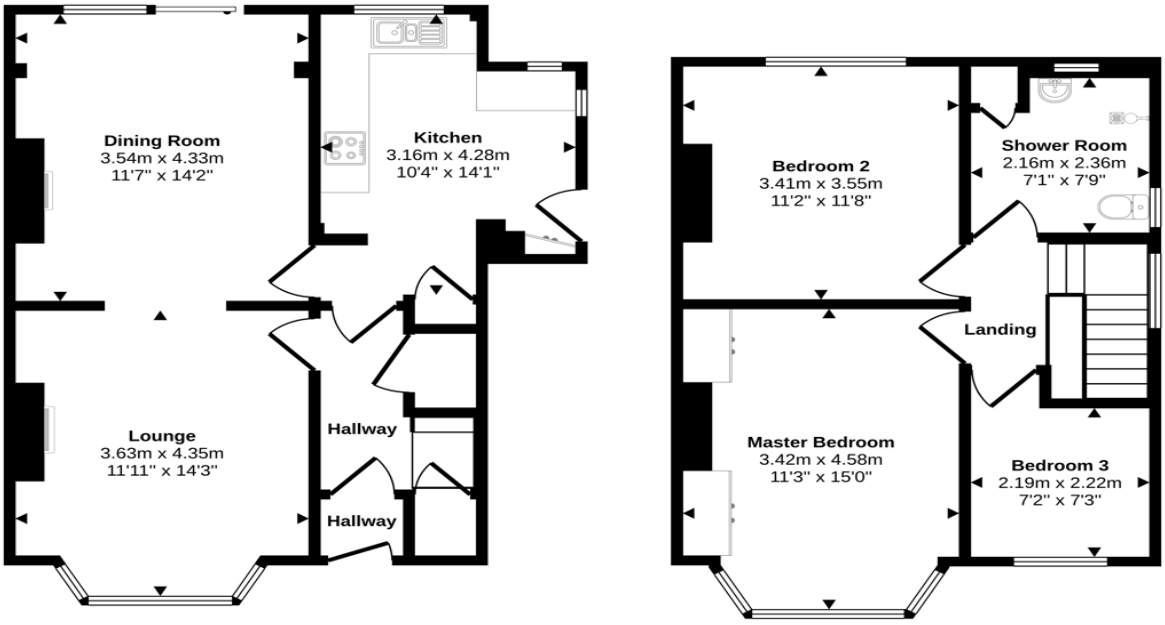
Rent: £1,100 pcm

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

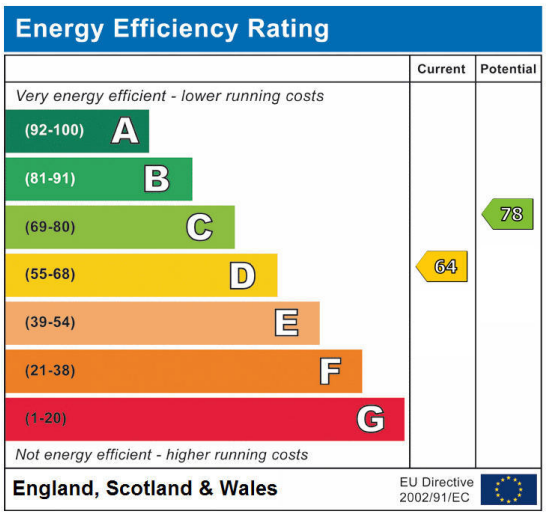
Approx Gross Internal Area
96 sq m / 1037 sq ft



Ground Floor
Approx 51 sq m / 554 sq ft

First Floor
Approx 45 sq m / 483 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.



Kirton Avenue, Newcastle upon Tyne, Tyne and Wear, NE4 9HH

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.