



## 2 bed ground floor flat to rent in

Agincourt, Hebburn, Tyne and Wear, NE31 1AN

# £725 pcm

 x2  x1  x1

Allocated parking

Unfurnished

## Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE REAR GARDEN
- ✓ CLOSE TO TOWN CENTRE / PUBLIC TRANSPORT



## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Jason Olley  
Branch Manager  
Jarrow

0191 4897431  
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to welcome to the rental market this two bedroom ground floor flat in Hebburn, offering a bright and airy lounge with French doors leading out to a large private enclosed rear garden. The property is unfurnished and features allocated parking to the front aspect, with gated access to the rear.

The entrance hallway provides built-in storage and leads through to a spacious lounge and a modern fitted kitchen, which includes a range of wall and base units, integrated electric oven and hob, plumbing for a washing machine, and space for a fridge freezer. Both bedrooms are positioned to the front of the property and benefit from double glazed windows and gas central heating radiators.

A contemporary newly refurbished family bathroom is fitted with a bath and mains shower over, pedestal wash hand basin, w.c, and built-in storage. The property is served by gas central heating and falls within Council Tax Band A. This ground floor flat is conveniently located for access to the town centre and public transport.

Call Pattinson Estate Agents JARROW to arrange a viewing: 0191 4897431 or Email: jarrow@pattinson.co.uk

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: £836.00

Rent: £725 pcm

Property Type: Ground floor flat

Parking: Allocated

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Allocated parking to front aspect, gated access to rear garden;



## Entrance/Hallway

4.24m x 2.30m (13'10" x 7'6")

Upvc part glazed door leading to entrance, gas central heating radiator, built in storage, laminate flooring;



## Lounge

3.80m x 4.71m (12'5" x 15'5")

French doors leading large rear garden, gas central heating radiator, laminate flooring;



## Kitchen

3.09m x 2.50m (10'1" x 8'2")

A range of wall & base units complemented by contrasting work surfaces, composite sink with mixer tap over, tiled splash backs, integrated electric oven, electric hob with extractor over, plumbing for washing machine, space for fridge freezer, laminate flooring, combi boiler, double glazed window to rear aspect;



## Bedroom One

4.13m x 2.45m (13'6" x 8'0")

Double window to front aspect, gas central heating radiator, laminate flooring;



## Bedroom Two

2.79m x 2.44m (9'1" x 8'0")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



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## Family Bathroom

1.95m x 2.43m (6'4" x 7'11")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, built in storage, gas central heating radiator, LVT flooring;



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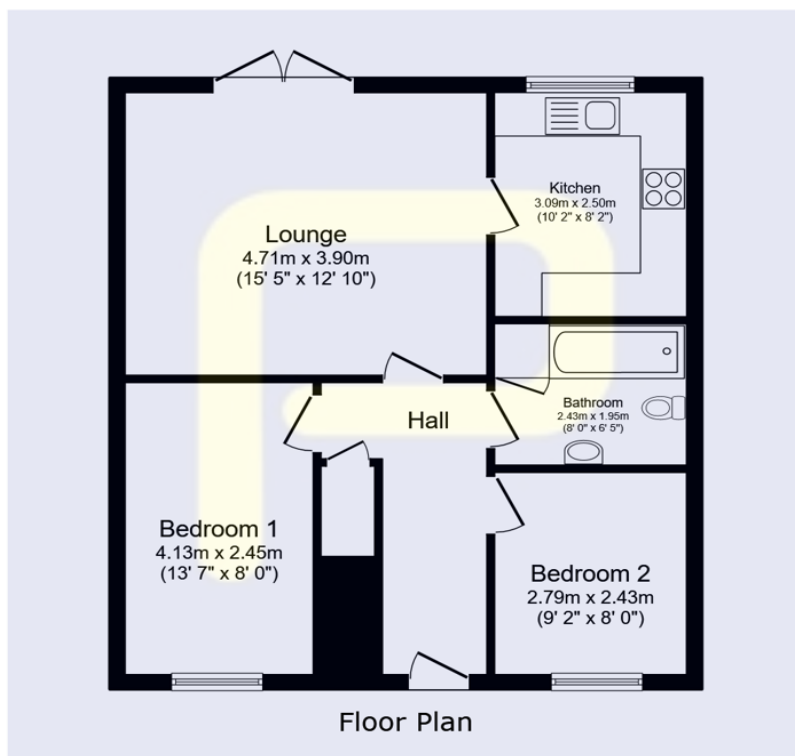
## Family Bathroom.



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## External Rear

Large private enclosed lawned garden, paved patio leading to Lounge, gated access to front aspect; (Image to follow)



Total floor area: 58.7 sq.m. (632 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Agincourt, Hebburn, Tyne and Wear, NE31 1AN

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

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jarrow@pattinson.co.uk, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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