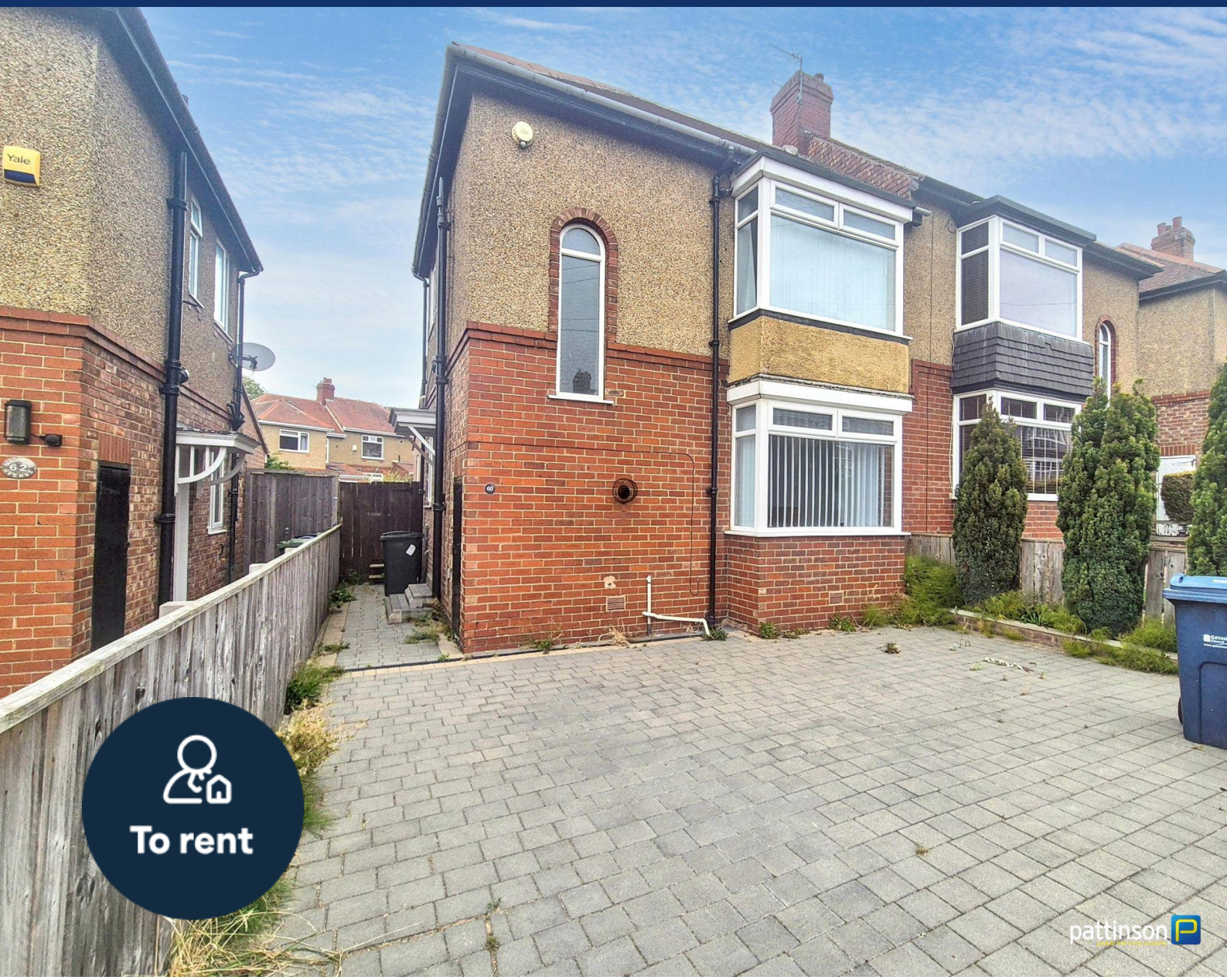



## 2 bed semi-detached house to rent in NE9

Beechwood Avenue, Lyndhurst , Gateshead, Tyne and Wear, NE9 6PP

# £975 pcm

x 2 x 1 x 2

Driveway parking

Unfurnished

## Property features

- Council Tax Band B
- EPC D
- Close To Local Amenities
- Close To Highly Regarded Schools
- EPC Rating D

## Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

### Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the rental market this two bedroom semi detached house, situated in a highly desirable area of Gateshead. Offered on an unfurnished basis, the property is ideally located for access to a range of local amenities, well regarded schools and transport links, making it an excellent choice for tenants seeking a convenient and well located home.

The accommodation briefly comprises two reception rooms offering flexible living and dining space, a kitchen, two bedrooms and a bathroom with a separate WC. Externally, the property benefits from a driveway providing off street parking and a rear garden, offering valuable outdoor space.

Further benefits include gas central heating, converted loft space for additional storage and a convenient location close to everyday amenities.

Council Tax Band B. EPC Rating D.

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: B

Deposit: £1,125.00

Rent:  £975 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hallway

## Lounge

*5.99m x 4.17m (19'7" x 13'8")*

## Kitchen

*5.89m x 2.24m (19'3" x 7'4")*

## Conservatory

*2.74m x 2.57m (8'11" x 8'5")*

## Front Double Bedroom

*4.39m x 3.48m (14'4" x 11'5")*

## Rear Double bedroom

*3.86m x 2.36m (12'7" x 7'8")*

## Bathroom

*1.75m x 1.70m (5'8" x 5'6")*

## Separate WC

## Driveway

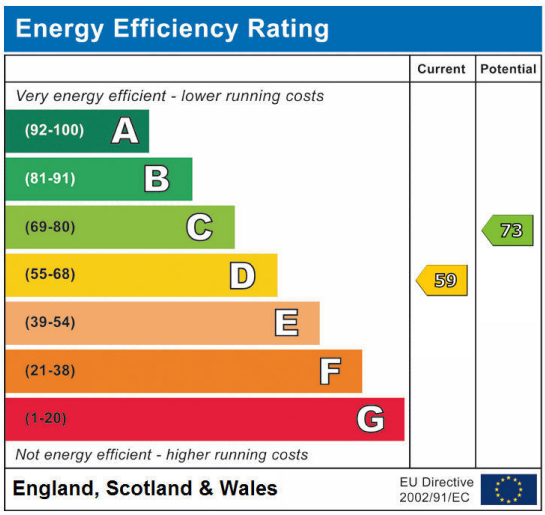
Driveway to the front

## Externally

Garden to the rear.

## Loft

Added storage space with loft hatch and pull down wooden ladder.




Beechwood Avenue, Lyndhurst , Gateshead, Tyne and Wear, NE9 6PP

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, low.fell@pattinson.co.uk, www.pattinson.co.uk**

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