3 bed terraced house to rent in

Mardale Gardens, Lyndhurst, Gateshead, Tyne and Wear, NE9 6QA

£895 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- Close proximity to local amenities and local transport links
- Located in the popular, well established Lyndhurst Estate in Low Fell
- Unfurnished mid-terraced house
- Front and rear gardens
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas

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 offer to let this unfurnished three-bedroom mid-terraced house, situated within the popular and well-established Lyndhurst Estate in Low Fell, Gateshead. Ideally located close to a range of local amenities and transport links, the property offers convenient access to the surrounding areas.

The accommodation briefly comprises an entrance hall, a spacious reception room leading through to a dining area, two double bedrooms, a single bedroom and a family bathroom. The property also benefits from gas central heating throughout.

Externally, the property features front and rear gardens, providing outdoor space to enjoy, with on-street parking available nearby.

Offered on an unfurnished basis, this property would make a practical home for a variety of tenants seeking comfortable accommodation in a convenient residential location.

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: £1,032.69

Rent: £895 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance Hall

Lounge

4.32m x 3.53m (14'2" x 11'6")

Dining Area

2.36m x 2.31m (7'8" x 7'6")

Kitchen

First Floor Landing

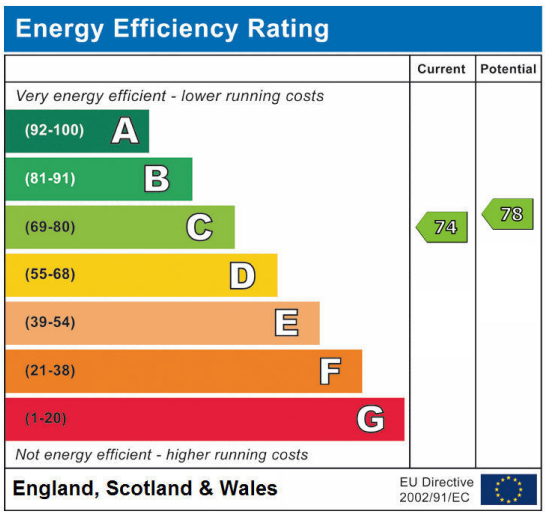
Bathroom

2.36m x 1.63m (7'8" x 5'4")

Double Bedroom One

Double Bedroom Two

Single Bedroom



Mardale Gardens, Lyndhurst, Gateshead, Tyne and Wear, NE9 6QA

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

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