

3 bed semi-detached house to rent in NE39

Woodlea Road, Highfield, Rowlands Gill, Newcastle upon Tyne, NE39 2DG

£795 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- Three Bedrooms
- Well Presented
- Close To Amenities
- Available Immediately
- EPC Rating C

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this beautifully presented three-bedroom semi-detached home on Woodlea Road, Rowlands Gill.

Recently renovated throughout, this property offers a fresh, modern feel and is ready for its next tenants to move straight in. Internally, the accommodation briefly comprises a welcoming lounge, providing a comfortable space to relax, alongside a spacious kitchen diner, ideal for everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, finished to a contemporary standard.

Externally, the property benefits from a spacious garden to the side, offering excellent outdoor space, with the added advantage of an outdoor shed for additional storage.

Available immediately, this is a fantastic opportunity for anyone looking to rent a recently renovated home in a popular residential location.

Early viewing is highly recommended to fully appreciate what this property has to offer. Contact Pattinson Estate Agents today to arrange your viewing and register your interest!

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: £993.75

Rent: £795 pcm

Property Type: Semi-detached house

Parking: On Street

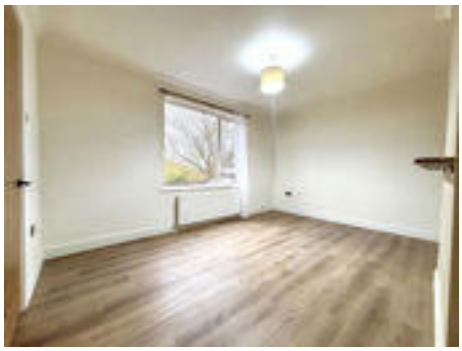
Heating: Gas

Front External



Lounge

4.40m x 3.31m (14'5" x 10'10")



Dining area

2.87m x 3.05m (9'4" x 10'0")



Kitchen

3.34m x 2.87m (10'11" x 9'4")



Bathroom



Bedroom One

3.44m x 3.16m (11'3" x 10'4")



Bedroom Two

2.85m x 4.05m (9'4" x 13'3")



Bedroom Three

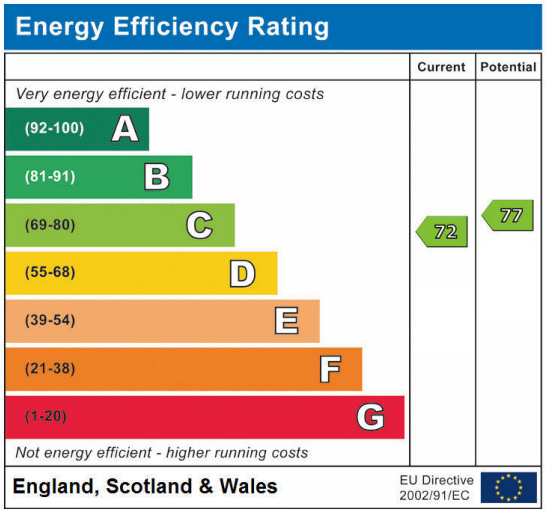
2.43m x 2.25m (7'11" x 7'4")



Garden







Woodlea Road, Highfield, Rowlands Gill, Newcastle upon Tyne, NE39 2DG

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

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@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.