

3 bed terraced house to rent in

Tanfield Gardens, South Shields, Tyne and Wear, NE34 7DY

£925 pcm

x 3 x 1 x 1

Driveway parking

Unfurnished

Property features

- THREE BEDROOM MID TERRACE
- BRIGHT & AIRY LOUNGE
- OPEN PLAN KITCHEN / DINER
- MODERN FITTED KITCHEN / FAMILY BATHROOM
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to rental market this three bedroom terraced house in South Shields, featuring a private block paved driveway and multi fuel log burner in the lounge. The entrance hallway welcomes with a uPVC part glazed door and double glazed window, leading to stairs to the first floor.

The spacious lounge is fitted with a gas central heating radiator and sliding patio doors opening into a conservatory, which enjoys double glazed windows and French doors to the rear garden. The kitchen/diner presents a range of wall and base units with contrasting work surfaces, integrated electric oven, gas hob with extractor, space for fridge freezer, and plumbing for washing machine. Dual aspect double glazed windows and uPVC doors offer access to both front and rear aspects.

Upstairs, the landing provides loft access and a double glazed window to the front. Bedroom one includes built-in storage and a double glazed window to the rear, while bedroom two and three also feature gas central heating radiators and double glazed windows. The family bathroom is fitted with a bath and electric shower over, pedestal wash hand basin, w.c., tiled walls, vinyl flooring, and double glazed window.

Externally, the property offers a private enclosed lawned garden with paved patio from the kitchen and a decked patio to the rear. The property is unfurnished and falls within Council Tax Band A. EPC rating: 67.

Call Pattinson South Shields to arrange a 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: A

Deposit: £1,067.00

Rent: £925 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

Private block paved driveway leading to entrance;



Entrance/Hallway

2.21m x 1.75m (7'3" x 5'8")

Upvc part glazed door leading to entrance complemented by double glazed window, stairs to first floor;



Lounge

4.62m x 3.29m (15'1" x 10'9")

Multi fuel log burner, gas central heating radiator, sliding patio doors leading to conservatory;



Lounge.



Lounge..



Conservatory

2.93m x 2.51m (9'7" x 8'2")

Double glazed widows, laminate flooring, french doors leading to garden;



Kitchen / Diner

5.67m x 2.63m (18'7" x 8'7")

A range of wall and base units with contrasting work surfaces with uprights, stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, vinyl flooring, gas central heating radiator, recess lighting, built in storage, dual aspect double glazed windows, Upvc part glazed doors leading to front and rear aspect;



Kitchen / Diner.

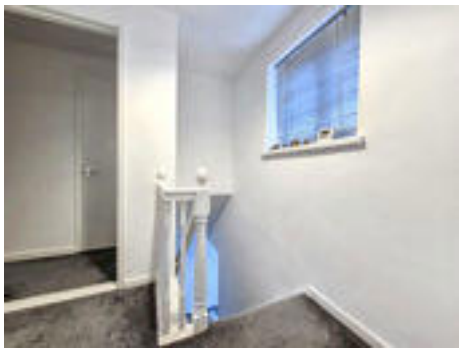


Kitchen / Diner..



First Floor Landing

Double glazed window to front aspect, loft access;



Bedroom One

3.45m x 3.44m (11'3" x 11'3")

Double glazed window to rear aspect, gas central heating radiator, built in storage;



Bedroom One.



Bedroom Two

2.79m x 2.82m (9'1" x 9'3")

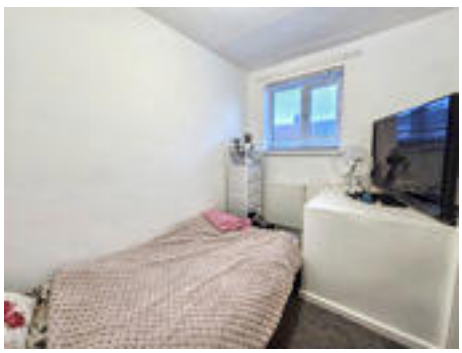
Double glazed window to rear aspect, gas central heating radiator;



Bedroom Three

3.45m x 3.44m (11'3" x 11'3")

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



Bedroom Three.



Family Bathroom

2.13m x 1.43m (6'11" x 4'8")

A suite comprising; Bath with electric shower over, pedestal wash hand basin, w.c, gas central heating radiator, tiled walls & vinyl flooring, double glazed window to front aspect;



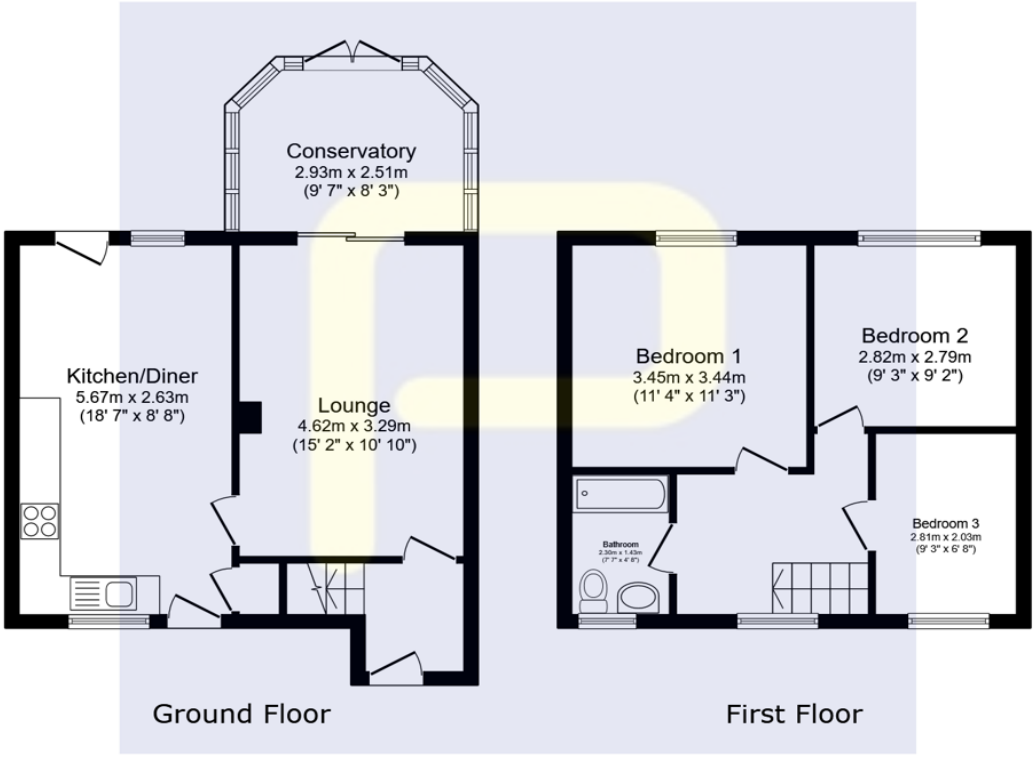
Family Bathroom.



External Rear

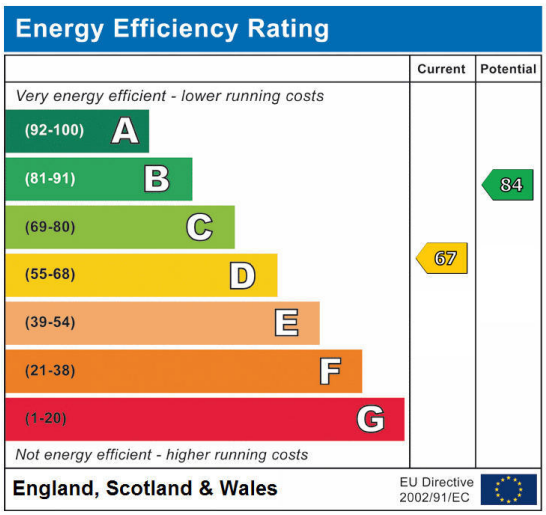
Private enclosed lawned garden, paved patio leading from kitchen, decked patio to rear;





Total floor area: 84.3 sq.m. (908 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



Tanfield Gardens, South Shields, Tyne and Wear, NE34 7DY

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

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