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Lambton Gardens,
Burnopfield, Newcastle Upon Tyne, NE16 6JY

- 3 Bedroom Terraced House
- NO PETS AND NON SMOKERS
- uPVC double glazing
- Kitchen with integrated appliances

£750 pcm
EPC Rating C (70)
Holding Deposit £173
Bond £600





Property Description

Situated within a popular estate with semi-open views to the front this three bedroom terraced house should be popular with families as it has new flooring throughout. The property is currently being redecorated and stained woodwork to be painted white. Briefly comprises a hallway, lounge, opening to dining room, kitchen with integrated appliances, first floor landing, three bedrooms and a bathroom. To the front is an open plan lawn, to the rear is a paved patio and large brick-built tool shed ideal for storage. Gas combi central heating, EPC rating C (70). Walk-through and 360 degree tours available on our website. No pets, no smoking within the property.

HALLWAY

11' 11" x 6' 1" (3.65m x 1.86m) uPVC double glazed entrance door with matching side window, staircase with storage cupboard beneath, central heating double radiator, telephone point, coving, laminate flooring and doors leading to the lounge and kitchen.



LOUNGE

12' 11" x 12' 5" (3.94m x 3.81m) Feature decorative fire surround with marble inlay and hearth, uPVC double glazed window, central heating double radiator, dado rail, coving, wall lights, TV aerial point and a large opening to the dining room.

DINING ROOM

9' 10" x 11' 1" (3.02m x 3.40m) Storage cupboard incorporating the gas combi central heating boiler, uPVC double glazed window, central heating double radiator, coving and a door leading to the kitchen.



KITCHEN

10' 9" (maximum) x 7' 6" (3.28m x 2.30m) A white kitchen fitted with a range of wall and base units with concealed lighting onto laminate worktops and fully tiled walls. Integrated fan assisted electric oven/grill, electric hob with concealed illuminated extractor over. Integrated appliances including a fridge, freezer and dishwasher, plumbed for a washing machine. Laminate flooring and a uPVC double glazed rear exit door with matching side windows.

FIRST FLOOR

LANDING

Loft access hatch, coving and doors leading to the bedrooms and bathroom.



BEDROOM 1 (TO THE FRONT)

12' 10" x 10' 7" (3.92m x 3.24m) Fitted with a range of wardrobes and dressing table. uPVC double glazed window, central heating double radiator and a TV aerial cable.

BEDROOM 2 (TO THE REAR)

10' 2" x 10' 6" (3.12m x 3.21m) uPVC double glazed window, central heating double radiator and a telephone point.

BATHROOM

5' 6" x 14' 9" (1.68m x 4.50m) A white suite featuring a bath, separate glazed cubicle with electric shower, wash basin with base storage, fully tiled walls, two uPVC double glazed windows, PVC panelled ceiling with inset spotlights and a central heating single radiator.



EXTERNAL

TO THE FRONT

An open plan lawn overlooking a green area which has a small children's play area.



TO THE REAR

A paved patio yard with cold water supply tap and a large brick-built tool shed.

STORAGE

15' 5" x 4' 3" (4.70m x 1.32m) A large brick-built tool shed with lockable door, frosted window, power points lighting and a laminate worktop.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COSTS

Rent: £600

Bond: £600

Holding Deposit: £138

Minimum Tenancy Term: 12 months

REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application.

Successful Applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The Holding Deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: Rent of £750 PCM x 12 = £9,000 x 2.5 = £22,500) This minimum income can be shared on a joint tenancy only.

Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £750 PCM x 12 = £9,000 x 3 = £27,000) (Or hold savings or pension(s) equal or more than this amount)



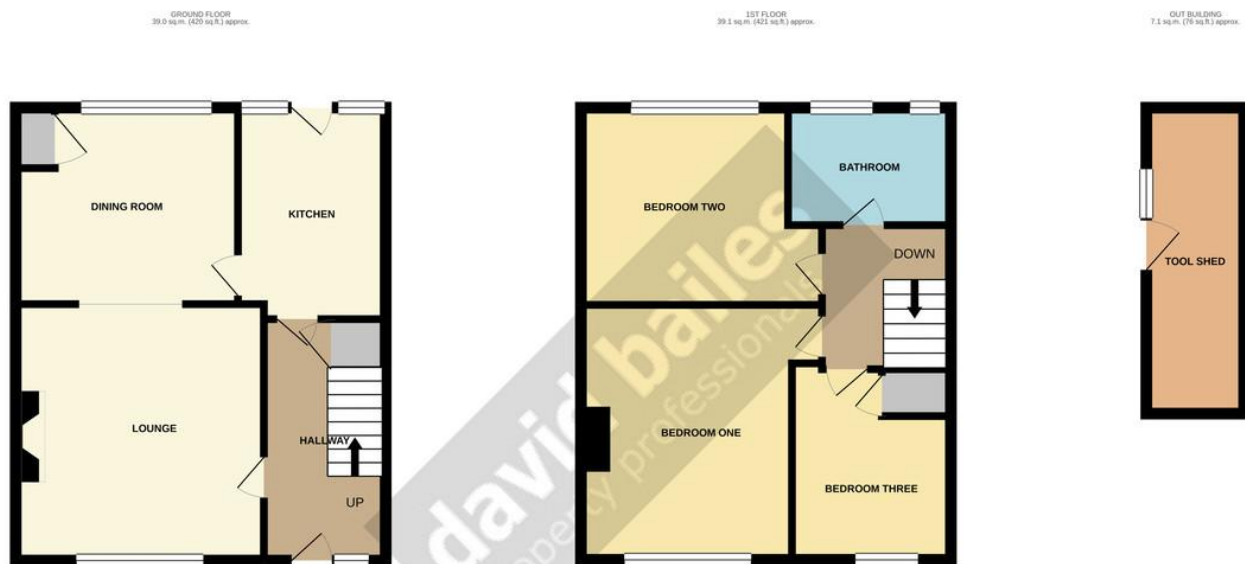
Please note: if you are claiming DSS, Universal Credit or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The Vendor does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

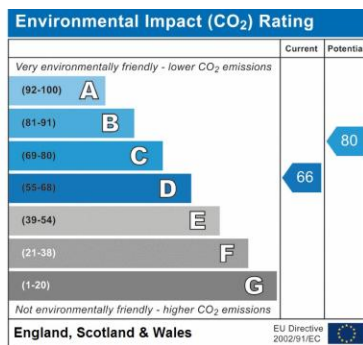
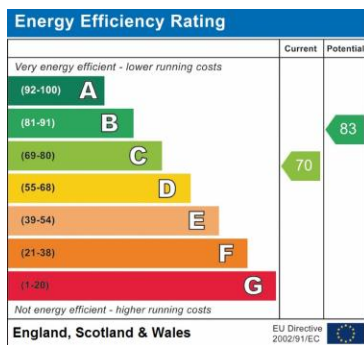
NO PETS AND NO SMOKING ALLOWED IN THE PROPERTY





TOTAL FLOOR AREA : 85.2 sq.m. (917 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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