



To rent

## 2 bed semi-detached house to rent in NE62

Stakeford, Choppington, Northumberland, NE62 5BT

# £625 pcm

 x2  x1  x1

Off Street parking

Unfurnished

## Property features

- ✓ Available Soon!
- ✓ UNFURNISHED
- ✓ Two Bedrooms
- ✓ Lovely Gardens
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Faye McCarthy  
Branch Manager  
Bedlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A lovely semi-detached house located on the popular Leander Court, Wansbeck Estate, Stakeford. The home sits within a cul-de-sac and boasts a good aspect private rear garden.

The property is AVAILABLE SOON and is offered on an UNFURNISHED basis. On the approach to the property there is a front garden and a driveway allowing for off road parking. Inside, the property is presented to a good standard and briefly comprises: entrance lobby, open plan living room, fitted breakfasting kitchen, two first floor bedrooms and a bathroom. To the rear there is a pleasant nicely enclosed private garden and a useful side garden.

To obtain further information please contact PATTINSON team BEDLINGTON 01670 568097, bedlington@pattinson.co.uk

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: £650.00

Rent: UNFURNISHED £625 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Double glazed entrance door opening into the lobby. Inner door providing access into the open-plan living room.

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## Open-Plan Living Room

Situated to the front with a double glazed bow window, staircase leading to the first floor accommodation, access into the breakfasting kitchen, wood effect laminate flooring, central heating radiator.

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## Additional Living Room Image



## Breakfasting Kitchen

Fitted with a range of wall and base units and breakfast bar with complementing work surfaces and sink unit with taps and drainer board. The wall tiling complement the units nicely and there is space for a fridge/freezer, washing machine and cooker

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## Additional Kitchen Image



## First Floor Landing

Access into the bedrooms and the bathroom.

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## Bedroom One

Situated to the front with a double glazed window, central heating radiator and storage cupboard.



## Additional Bedroom One Image



## Bedroom Two

Situated to the rear with a double glazed window and central heating radiator.




## Bathroom

A three piece suite comprising: bath with shower over, low level WC and pedestal wash hand basin, double glazed window to the rear, central heating radiator.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,  
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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