




To rent

3 bed terraced house to rent in

Ford Drive, Cowpen Farm, Blyth,
Northumberland, NE24 5DZ

£850 pcm Unfurnished

 x 3  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Terraced House
- ✓ Three Bedrooms
- ✓ Lounge Through Dining Room
- ✓ Kitchen
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Linda Ritchie
Senior Manager
Blyth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to offer to the rental market this charming three-bedroom terraced house situated in the sought-after area of Cowpen Farm, Blyth. This splendid home offers spacious and well-presented accommodation, ideal for families or professionals.

On entering the house, you're greeted with a welcoming hallway which leads to the main section of the house. The accommodation comprises a spacious lounge with a seamless flow to the dining area, offering a fabulous entertaining space. The layout has been thoughtfully designed to incorporate both relaxing and dining areas into one harmonious whole.

There are three well-proportioned bedrooms on the first floor, perfect for a growing family. All rooms are finished to a high standard and are bathed in natural light, creating an airy and refreshing atmosphere.

The home benefits from one pristine bathroom suite, equipped with modern facilities ensuring a comfortable and convenient living experience.

This much-loved home is perfect for those who appreciate the conveniences of modern day living in a sought-after locale. The property enjoys a fantastic position within Cowpen Farm, providing tenants with easy access to local amenities and transport links.

Please contact us today at Pattinson Estate Agents to arrange a viewing. This three-bedroom terraced house in Cowpen Farm, Blyth is a rental opportunity not to be missed.

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: £1,046.15

Rent: Unfurnished £850 pcm

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

Entrance Hall

Stairs leading to first floor, storage cupboard.

Lounge

4.00m x 4.10m (13'1" x 13'5")

Double glazed window to the front, central heating radiator, feature fire place, open to -



Dining Room

2.90m x 2.90m (9'6" x 9'6")

Double glazed window to the rear, central heating radiator.



Kitchen

3.60m x 3.00m (11'9" x 9'10")

Fitted wall and base units with complimentary work surfaces over, single sink and drainer, tiled splash back. Gas & electric cooker points, extractor hood, plumbing for washing machine, central heating radiator. Double glazed window to the rear.



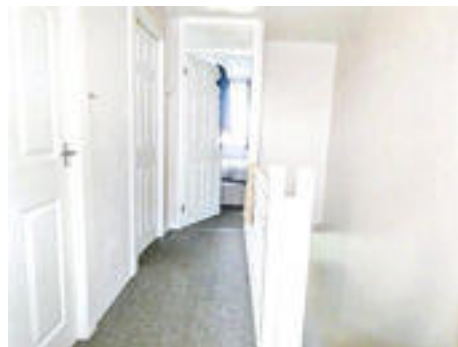
Wc

Low level Wc, double glazed frosted window.



Stairs to First Floor

Landing with storage cupboard and loft access.



Bedroom One

3.70m x 4.50m (12'1" x 14'9")

Double glazed window, central heating radiator and fitted wardrobes.



Bedroom Two

2.80m x 3.40m (9'2" x 11'1")

Double glazed window, central heating radiator.



Bedroom Three

2.50m x 2.90m (8'2" x 9'6")

Double glazed window, central heating radiator.



Bathroom Wc

2.60m x 1.70m (8'6" x 5'6")

Part tiled walls, wash hand basin, panelled bath with shower over, central heating radiator, wood vinyl flooring. Double glazed frosted window to rear.



Externally

Garden to front laid to lawn. Rear has a west facing yard with outhouse.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ford Drive, Cowpen Farm, Blyth, Northumberland, NE24 5DZ

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

76 Waterloo Road, Blyth, Northumberland, NE24 1DG, Tel: 01670 369000, blyth@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

