3 bed detached house to rent in
Ayton Court, Bedlington, Northumberland, Bedlington, NE22 6NS

£1,200 pcm

x 3 x 2 x 1

Driveway parking

Furnished

Property features

- Available Mid August '26
- Southerly Rear Aspect
- Three Double Bedrooms
- En-Suite To Master Bedroom
- EPC Rating C

Key Information

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

Arrange a viewing

Lettings & Property Management

0191 7371155
executulets@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We offer a well placed detached family home located on the desirable Ayton Court, set within the ever popular Hazelmere development at Bedlington's West end.

The property is AVAILABLE MID AUGUST 2026 and is being offered on a part furnished basis.

As well as a Southerly aspect delightful private rear garden there is a two vehicle driveway and an integral single garage.

Inside the property is presented well, briefly comprising: entrance lobby, dual aspect living room with sliding patio doors leading into the rear garden. The kitchen is located off the living room. On the first floor level there is a principal bathroom and three double bedrooms, the master with en-suite shower room.

The Hazelmere development remains as popular as ever due to its excellent access to local schools and the town centre amenities. Neighbouring towns such as Ashington, Blyth, Cramlington and Morpeth are all within good reach.

To obtain further information please contact the local lettings team on 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: D

Deposit: £1,225.00

Rent: £1,200 pcm

Property Type: Detached House

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

Entrance

Entrance door opening into the lobby. Inner door leading into the open-plan living room.

Living Room

5.09m x 3.23m (16'8" x 10'7")

A lovely dual aspect room with a double glazed box bay window to the front and double glazed patio doors to the rear. Wood effect laminate flooring, central heating radiators, door providing access into the kitchen. Access to the staircase and the first floor accommodation.

Additional Living Room Image

Another Living Room Image

Kitchen

3.49m x 2.73m (11'5" x 8'11")

Situated to the rear with onward access into the delightful private rear garden.

Fitted with a range of wall and base units with complementing work surfaces and splash back tiling and work tops. Built-in five ring gas hob, stainless steel sink unit, vertical radiator, space and plumbing for washing machine, space for fridge/freezer, double glazed window to the rear elevation.

Another Kitchen Image

First Floor Landing

Access into the bedrooms and the bathroom.

Bedroom One

3.35m x 2.77m (10'11" x 9'1")

A pleasant double room situated to the rear with a double glazed window, central heating radiator, built-in wardrobes and access into the en-suite shower room.

En-Suite

1.52m x 1.56m (4'11" x 5'1")

A white three piece suite comprising: shower cubicle, low level WC and wash hand basin. Double glazed window to the rear elevation, central heating radiator.

Bedroom Two

3.60m x 3.20m (11'9" x 10'5")

Situated to the front with a double glazed window, central heating radiator, wardrobes and loft access.

Bedroom Three

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

Another double room situated to the front with a double glazed window and a central heating radiator.

Bathroom

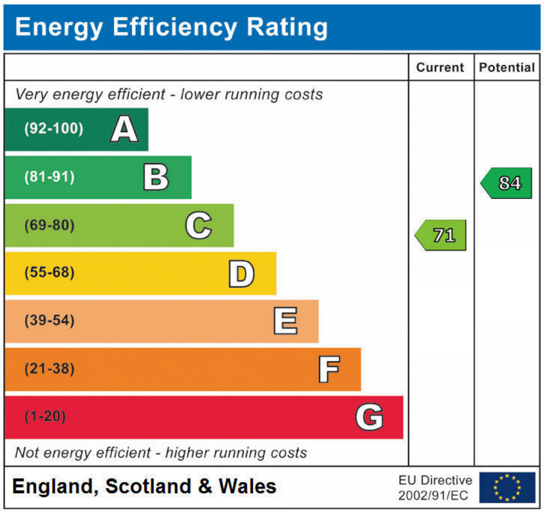
A white three piece suite comprising: bath, low level WC and wash hand basin. Double glazed window to the rear, central heating radiator.

Outside

Occupying a lovely plot within the development. There is a delightful Southerly aspect private rear garden, a double width driveway and an integral single garage.

Another Image

Another Garden Photo



Ayton Court, Bedlington, Northumberland, Bedlington, NE22 6NS

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

Mercantile House Kingfisher Way, Silverlink Business Park, Newcastle Upon Tyne, Tyne & Wear, NE28 9NY, Tel: 0191 7371155, executlets@pattinson.co.uk, www.pattinson.co.uk

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