




To rent

2 bed terraced house to rent in
Hindmarsh Drive, Ashington, Ashington,
Northumberland, NE63 9FA

£695 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Modern Terraced House
- ✓ Two Double Bedrooms
- ✓ Well Presented Throughout
- ✓ Garden
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

MODERN TERRACED HOUSE - TWO DOUBLE BEDROOMS - VERY WELL PRESENTED - GROUND FLOOR CLOAKS - KITCHEN/DINER - GARDEN - AVAILABLE NOW

Pattinson Estate Agents welcome to the rental market this two bedroom terraced house situated on Hindmarsh Drive in the Barley Rise development in Ashington, Northumberland. A great location close to Wansbeck hospital and within easy reach of the town centre with an array of shops, supermarkets, leisure facilities and travel links. Well presented throughout with gas central heating (combi boiler) and Upvc double glazing. Early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, ground floor w.c, lounge and kitchen/diner. To the first floor two double bedrooms and bathroom. Externally open plan lawns with pathway to the front. To the rear an enclosed garden with patio area.

To arrange your viewing please contact our Ashington Team on 01670 568096 or email ashington@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: £775.00

Rent: £695 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance Hallway

Via main access door to front, stairs to first floor, radiator.



Cloakroom

Frosted window to front, wash hand basin, w.c, radiator.



Lounge

4.15m x 3.40m (13'7" x 11'1")

Window to front, double doors opening into kitchen/diner, radiator.



Lounge Additional



Kitchen/Diner

4.34m x 2.62m (14'2" x 8'7")

Window to rear and french doors opening into the rear garden. Fitted with a range of wood effect wall, floor and drawer units with black roll edge worktops and tiled splashbacks, sink and drainer with mixer tap, integrated electric oven and hob with extractor over, wall mounted Baxi combi boiler, plumbing for washing machine, understair storage cupboard, radiator.



Dining Area



Bedroom One

4.38m x 3.61m (14'4" x 11'10")

Two windows to front, built in storage cupboard, radiator.



Bedroom Two

3.20m x 2.37m (10'5" x 7'9")

Window to rear, built in storage cupboard, radiator.



Bathroom

1.93m x 1.69m (6'3" x 5'6")

Frosted window to rear. Fitted with a three piece white suite comprising panelled bath with shower over, wash hand basin and w.c. Part tiled walls, radiator.

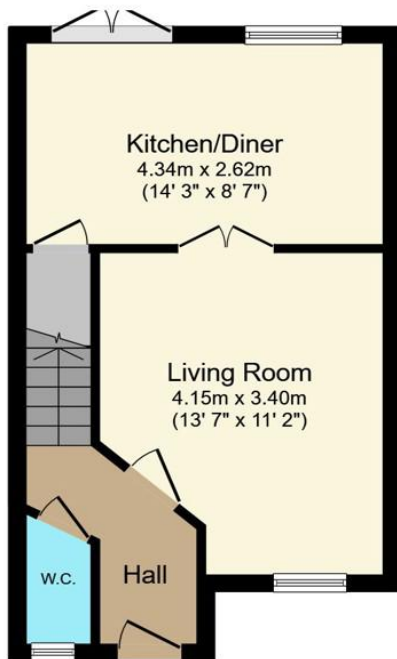


Garden



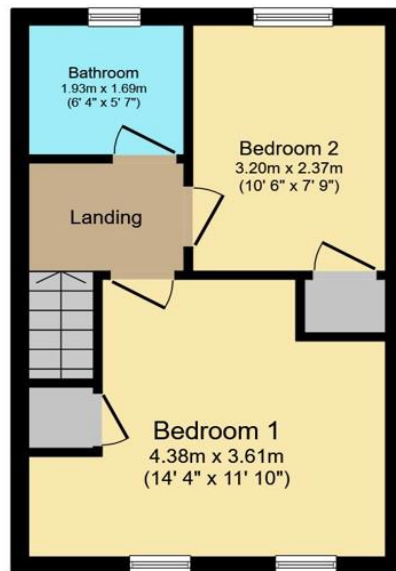
Floor Plan





Ground Floor

Floor area 32.2 m² (346 sq.ft.)

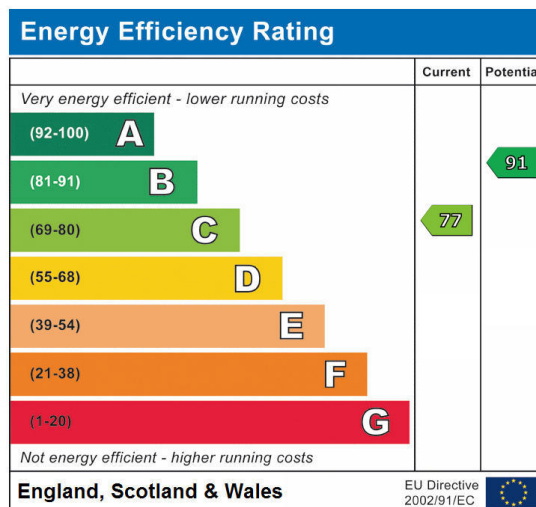


First Floor

Floor area 30.3 m² (326 sq.ft.)

TOTAL: 62.4 m² (672 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



Hindmarsh Drive, Ashington, Ashington, Northumberland, NE63 9FA

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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