



2 bed semi-detached house to rent in NE23

Clifton Road, Cramlington, Cramlington, Northumberland, NE23 6TJ

£825 pcm

 x2  x1  x2

Allocated parking

Unfurnished

Property features

- ✓ Two double bedrooms
- ✓ Great location
- ✓ Generous rear garden
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This well-presented two-bedroom semi-detached home is situated in a sought-after residential area, offering spacious accommodation and excellent local amenities.

The property briefly comprises an entrance hall, a generous living room, a separate dining room, and a fitted kitchen to the ground floor. To the first floor are two large bedrooms and a family bathroom.

A converted loft provides useful additional storage space, while externally the property benefits from gardens to both the front and rear.

Ideally located close to Cramlington Hospital, reputable schools, and excellent transport links, this property is well suited to professionals, couples, and small families.

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: £850.00

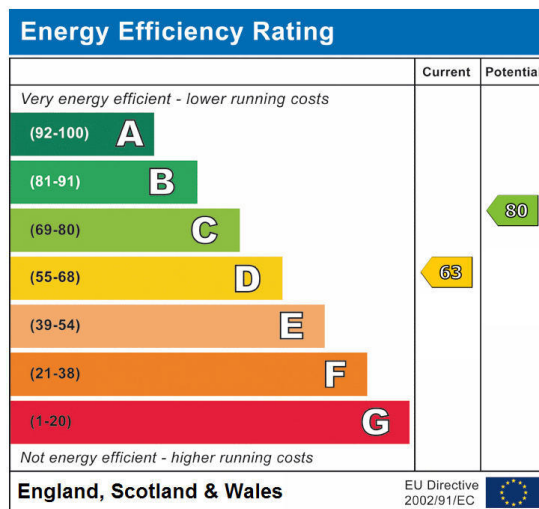
Rent: £825 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas



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

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098,
cramlington@pattinson.co.uk, www.pattinson.co.uk**

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