



## 2 bed terraced house to rent in

Station Road, Peterlee, Durham,  
Easington, SR8 3SD

# £550 pcm

🛏 x2 🚿 x1 🚻 x1

On Street parking

Unfurnished

## Property features

- ✓ Two Bedrooms
- ✓ Modern Kitchen/Diner
- ✓ Spacious Throughout
- ✓ Ideal Location
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the rental market this two bedroom terraced property situated on Station Road, Easington.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises: lounge, dining area, kitchen and utility room. Two bedrooms and a family bathroom are located on first floor.

Externally, the property benefits from a garden to the front elevation. Fully enclosed courtyard to the rear elevation and low maintenance.

Viewing comes highly recommended to fully appreciate what this wonderful property has to offer. To arrange your internal viewing, call our office today.

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: £575.00

Length of Tenancy: 6 months

Rent: £550 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

## Front External

Access via gate and garden to the front elevation.



## Living Room

3.90m x 3.20m (12'9" x 10'5")

Double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Kitchen/Diner

4.90m x 3.90m (16'0" x 12'9")

Double glazed window to the rear elevation, the kitchen is fitted with a range of wall and base units with contrasting work surfaces, sink and drainer unit, electric hob and oven, laminate flooring and a UVPC door leading to the courtyard.



## Utility Room

1.40m x 1.30m (4'7" x 4'3")

Double glazed window to the rear elevation, plumbed for a washing machine and laminate flooring.



## Bedroom 1

3.90m x 3.70m (12'9" x 12'1")

Double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Bedroom 2

3.50m x 2.80m (11'5" x 9'2")

Double glazed window to the rear elevation, radiator and laminate flooring.



## Bathroom

2.40m x 2.00m (7'10" x 6'6")

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps bath with shower, radiator, partly tiled walls and vinyl flooring.



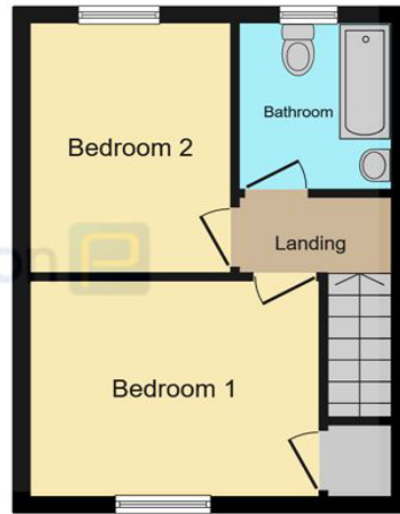
## External Rear

External Rear





**Ground Floor**  
Floor area 29.6 m<sup>2</sup> (319 sq.ft.)



**First Floor**  
Floor area 28.1 m<sup>2</sup> (303 sq.ft.)

**TOTAL: 57.8 m<sup>2</sup> (622 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(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	

Station Road, Peterlee, Durham, Easington, SR8 3SD

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

**Client Money Protection**

