



3 bed detached house to rent in

Allerburn Lea, Alnwick, Northumberland,
NE66 2QR

£1,200 pcm

 x3  x1  x1

Driveway & Garage parking

Property features

- ✓ Three Bedroom Detached
- ✓ Desirable Location
- ✓ Driveway & Garage
- ✓ En Suite to Master Bedroom
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this 3 bed detached property on the desirable estate Allerburn Lea, Alnwick. Available to move in November 2026.

The property briefly comprises ; entrance hallway leading to living room, kitchen/diner with integrated double oven and hob, conservatory, utility room, downstairs W/C and stairs leading up. To the first floor ; 3 double bedrooms - main with dressing room and en-suite and family bathroom.

Alnwick hosts schooling for primary and secondary learning, and hosts a range of shops, cafes, restaurants and pubs. The beautiful Northumberland coastline is located just 3 miles away.

Alnwick is conveniently located close to the main A1 roads accessing North to Berwick and Scotland, to the South Newcastle and beyond. There is also the East coast rail line situated at Alnmouth with frequent trains running to Edinburgh, and London Kings Cross.

Contact the Alnwick branch on 01665 639110 or email alnwick@pattinson.co.uk to arrange your viewing.

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: Garden

Parking: Driveway & Garage

Year built: 2001

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Front External

Driveway parking and garage



Living Room

Bay windows to front elevation, electric fire



Kitchen/Diner

To rear elevation, hob and built in double oven. Doors leading to conservatory



Utility Room

Plumbing for washing machine, door out to rear garden



Downstairs W/C



Conservatory



Bedroom One

To front elevation, with dressing area and en suite shower room



Dressing Room



En Suite

Electric shower, low level W/C, wash hand basin



Bedroom Two

To front elevation with fitted wardrobes



Bedroom Three

To rear elevation, with free standing wardrobe



Bathroom

Modern 3 piece bath with electric shower over, low level W/C, wash hand basin



Rear Garden

Patio area and laid to lawn





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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	

Allerburn Lea, Alnwick, Northumberland, NE66 2QR

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

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PY, Tel: 01665 639110,
alnwick@pattinson.co.uk, www.pattinson.co.uk**

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