



3 bed terraced house to rent in

Leazes Rise, Peterlee, Durham, SR8 5RF

£675 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Three-bedroom terraced home
- ✓ Spacious lounge and dining area
- ✓ Low-maintenance rear garden
- ✓ Popular residential location
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented three-bedroom terraced home, ideally located on Leazes Rise, Peterlee.

The ground floor layout includes an entrance hallway, spacious living room, dining area, and fitted kitchen. To the first floor are three generously sized bedrooms, a separate W/C, and a family bathroom.

Externally, the property benefits from a garden to the front and a fully enclosed, low-maintenance rear garden.

Situated in a popular residential area close to local amenities, transport links, and schools, this property offers comfortable and practical living for tenants. Early viewing is strongly recommended to avoid disappointment.

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: £700.00

Length of Tenancy: 6/12 months

Rent: £675 pcm

Property Type: Terraced House

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

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

External Front



Entrance Hall

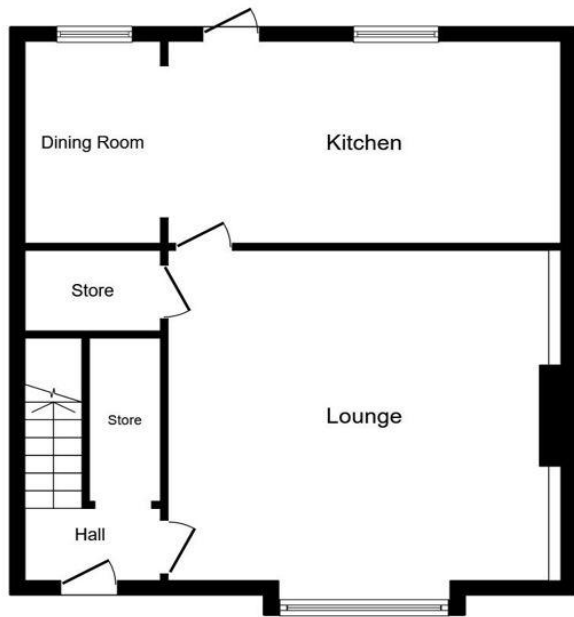


Lounge

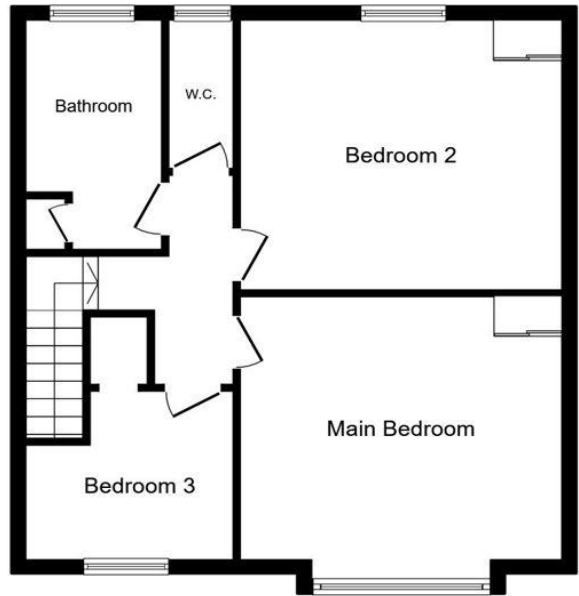


Kitchen Diner





Ground Floor
Floor area 60.7 sq.m. (654 sq.ft.)



First Floor
Floor area 60.7 sq.m. (654 sq.ft.)

Total floor area: 121.5 sq.m. (1,307 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) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (55-68) D | | |
| (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 |

Leazes Rise, Peterlee, Durham, SR8 5RF

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

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