

**To rent**pattinson 
people that know property

2 bed terraced house to rent in

Titchfield Terrace, Ashington,
Northumberland, NE63 0JP

£795 pcm

 x 2  x 1  x 1

Garage parking

Unfurnished

Property features

- ✓ Two Bedroom Terraced House
- ✓ Garden & Garage
- ✓ Spacious Lounge Diner
- ✓ Gas Central Heating
- ✓ 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

Two Bedroom Terraced House | Garden & Garage | Spacious Lounge Diner | Gas Central Heating

We welcome to the rental market is this two-bedroom terraced house, located on Titchfield Terrace in Ashington. The property offers generous living accommodation across two floors.

The accommodation briefly comprises to the ground floor: entrance hallway, a spacious lounge diner with bay window, fitted kitchen with a range of wall and base units and access to the rear. To the first floor are two bedrooms and a bathroom fitted with a panelled bath, shower over, wash basin and WC.

Externally, the property benefits from a rear garden, along with a garage providing off-street parking or additional storage.

Situated within close proximity to Ashington town centre, the property enjoys access to local shops, schools and amenities, with good transport links to surrounding areas.

Early interest is advised.

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: £820.00

Length of Tenancy: 6 months

Rent: £795 pcm

Property Type: Terraced House

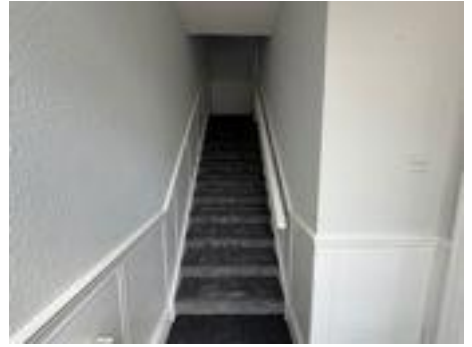
USPs: Garden, Allows children, Allows pets

Parking: Garage, On Street

Heating: Gas

Entrance Hallway

Via double glazed door
-Stairs to first floor



Lounge

4.36m x 6.01m (14'3" x 19'8")

Double glazed bay window to front
-Radiator
-Storage cupboard



Kitchen

3.22m x 2.16m (10'6" x 7'1")

Double glazed window
-Fitted wall & base units with work tops
-Integrated oven & hob with extractor hood
-Plumbed for washing machine
-Radiator



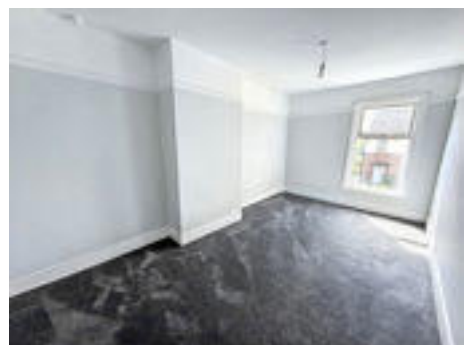
Bathroom

Double glazed window
-Panelled bath
-Pedestal wash hand basin
-Low level wc
-Tiled walls
-Radiator



Bedroom 1

Double glazed window
-Radiator

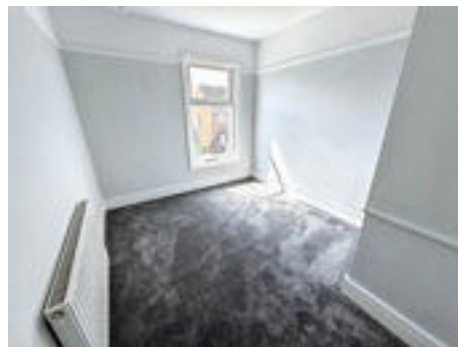


Bedroom 2

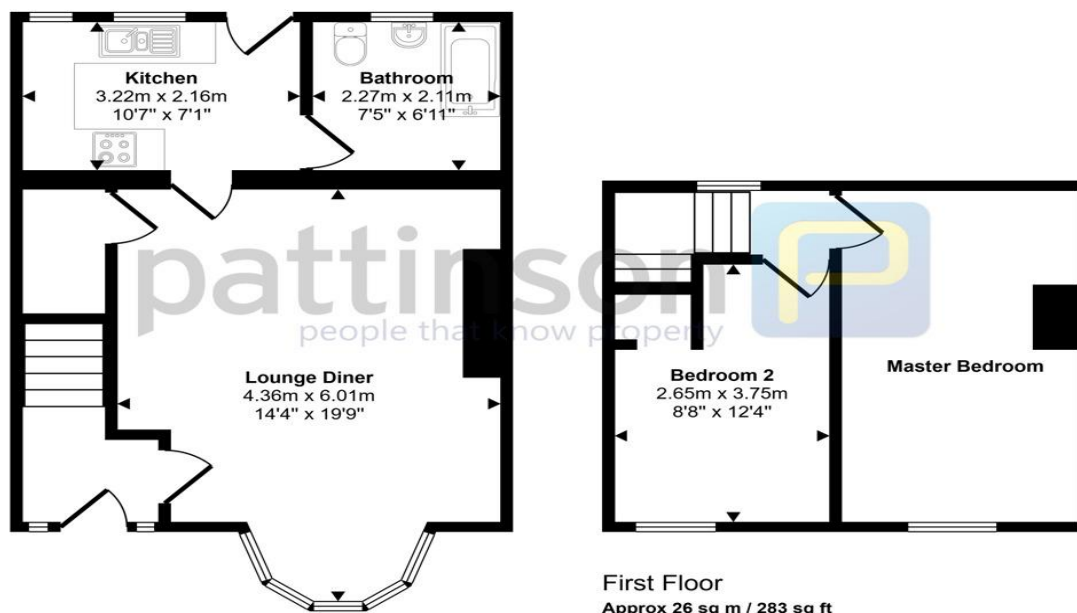
2.65m x 3.75m (8'8" x 12'3")

Double glazed window

-Radiator



Approx Gross Internal Area
69 sq m / 741 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Titchfield Terrace, Ashington, Northumberland, NE63 0JP

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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