



2 bed terraced house to rent in

Western Terrace, Dudley, Cramlington,
Tyne and Wear, NE23 7JF

£775 pcm

 x2  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Beautifully presented
- ✓ Two bedrooms
- ✓ Downstairs wc
- ✓ Driveway
- ✓ EPC Rating B

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A beautifully presented two bedroom terraced property situated in the popular area of Dudley, Cramlington.

Offering spacious and well maintained accommodation throughout, this attractive home is ideal for couples, small families, or professionals. The property comprises of a welcoming entrance hallway, a bright and spacious lounge, a large kitchen diner perfect for everyday living and entertaining and a convenient downstairs WC.

To the first floor are two generous double bedrooms and a modern family bathroom. Externally, the property benefits from a driveway to the front, providing off street parking. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

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: £800.00

Rent: £775 pcm


Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		98
(81-91) B	84	
(69-80) C		
(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 

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

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