



3 bed terraced house to rent in

Noble Street, Easington, Peterlee,
Durham, SR8 3LX

£550 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Three-bedroom terraced home
- ✓ Spacious lounge
- ✓ Kitchen/dining room
- ✓ Front and rear gardens
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Three Bedroom Terraced Home | Available To Let | Spacious Accommodation | Popular Residential Location | Enclosed Rear Garden

Pattinson Estate Agents are delighted to welcome to the rental market this three-bedroom terraced home, ideally situated within a popular residential area of Peterlee. Offering spacious accommodation throughout, this property is perfectly suited to families, couples, or professional tenants seeking a comfortable home close to local amenities and excellent transport links.

The accommodation briefly comprises an entrance hallway leading into a bright and spacious lounge, providing the perfect space for relaxing or entertaining. To the rear is a generously sized fitted kitchen/dining room with ample wall and base units and space for family dining. Alongside a family bathroom fitted with a white three-piece suite with shower over the bath.

To the first floor are three well-proportioned bedrooms, all benefiting from plenty of natural light.

Externally, the property benefits from enclosed gardens to the front and rear, providing outdoor space suitable for families and everyday enjoyment.

Ideally positioned close to local schools, shops, supermarkets, leisure facilities and public transport links, with excellent access to the A19 for commuting to Sunderland, Durham and Hartlepool, this property offers both convenience and practicality.

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: £634.62

Rent: £550 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

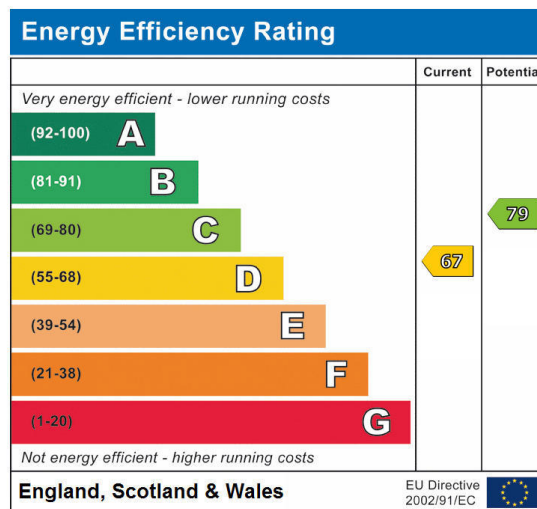
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Noble Street, Easington, Peterlee, Durham, SR8 3LX

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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