



2 bed terraced house to rent in

Bell Street, Houghton Le Spring, Tyne and Wear, DH4 7HH

£650 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Available End of April
- ✓ Two Bedrooms
- ✓ Modernised Throughout
- ✓ Close to Local Amenities
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this lovely two bedroom mid terrace property located in the sought after location of Penshaw.

As you enter the property you will find a good sized lounge and dining room, a galley kitchen with base and wall cabinets, plus a door to the rear yard. The stairs to the first floor leads up to the two double bedrooms and family bathroom with shower over bath.

Externally to front of the property there is a small forecourt area whilst to the rear there is a small artificial turf area and decking to enjoy the sunny evenings.

The property benefits from double glazing, gas central heating and an up and over door in the rear yard.

To avoid disappointment call the Washington office on 0191 4154467

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: £675.00

Length of Tenancy: 6 Months

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

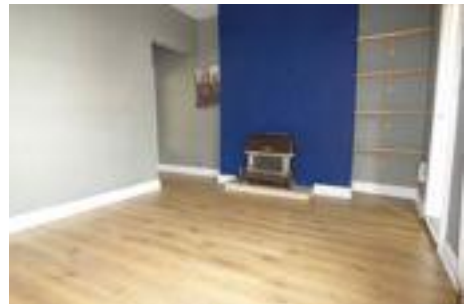
External Front



Living Room



Dining Room



Kitchen



Bedroom One



Bedroom Two



Bathroom



Exterior Yard





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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:

55 The Galleries, Washington, Newcastle Upon Tyne, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk

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