



4 bed end of terrace house to rent in DH4

Shop Row, Philadelphia , Houghton Le Spring, Tyne and Wear, DH4 4JD

£900 pcm

 x4  x3  x1

Off Street parking

Unfurnished

Property features

- ✓ End Of Terrace Family Home
- ✓ Three/Four Bedrooms
- ✓ Three Bathrooms
- ✓ Fully Renovated
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Susan Davison
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Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****NEWLY RENOVATED**EXTENDED FAMILY HOME**THREE/FOUR BEDROOMS**THREE BATHROOMS**WEST FACING GARDEN**END OF TERRACE**SOUGHT AFTER AREA****

Pattinson Estate Agents are delighted to bring to the market this full renovated three/four bed family home, situated in ever popular Shop Row, Philadelphia. The end of terrace property is perfectly positioned within close proximity to local shops and other amenities, great public transport links and major road links via the A690. As well as benefiting from a being a walking distance to popular local schools, also within a short drive to Elba Park, Herrington Country Park, Sunderland And Durham City Centres.

This extended family residence has been tastefully refurbished and is spacious throughout, briefly comprises:- Entrance/porch, lounge, kitchen/dining room, a versatile room, which could be used as bedroom four, a rear porch and a three piece bathroom To the first floor lies the principal bedroom with an en-suite, a further two double bedrooms and a three piece bathroom. Externally, there is an enclosed front yard, with a further rear yard incorporating a utility outhouse, in addition to a west-facing garden positioned just beyond a short pathway.

Early viewings come highly recommended to appreciate the size, standard and potential of this property. Please call our Houghton branch to arrange a viewing.

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: £925.00

Rent: £900 pcm

Property Type: End of terrace house

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

Entrance/Porch

Property entrance leading to the porch, which gives access to the hallway. The hallway also gives access to the lounge, kitchen/diner and first floor staircase.

Lounge

4.63m x 4.22m (15'2" x 13'10")

Spacious lounge with carpet flooring, under stair storage, a radiator and a double glazed front aspect window.



Kitchen/Dining Room

3.76m x 5.57m (12'4" x 18'3")

Spacious kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces and matching upstands, stainless steel sink unit and an integrated oven with a gas hob. Vinyl flooring, a radiator and duel internal door leading to the rear porch.



Study/Bedroom Four

6.92m x 2.40m (22'8" x 7'10")

A versatile room with carpet flooring, two radiators, a storage cupboard and three double glazed windows.



Ground Floor Bathroom

2.95m x 1.74m (9'8" x 5'8")

Convenient downstairs bathroom benefiting from a paneled bath, hand wash basin and WC. Vinyl flooring, UPVC cladded walls, a radiator and a double glazed window.



Principal Bedroom

3.78m x 3.68m (12'4" x 12'0")

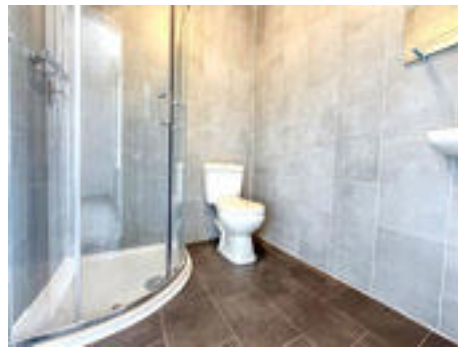
Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed front aspect window.



En-suite

1.52m x 1.75m (4'11" x 5'8")

Convenient en-suite with a walk-in wardrobe, hand wash basin, WC, vinyl flooring and UPVC cladded walls



Bedroom Two

3.38m x 3.11m (11'1" x 10'2")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bedroom Three

2.38m x 2.32m (7'9" x 7'7")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.12m x 1.86m (6'11" x 6'1")

Three piece bathroom benefiting from a walk-in shower, hand wash basin and WC. Vinyl flooring, UPVC cladded walls and a heated towel rail.



Utility Outhouse

2.27m x 2.42m (7'5" x 7'11")

The utility outhouse can be accessed via the rear yard and has plumbing for a washing machine, space for a dryer, worktop and double glazed window.



External

Externally there are enclosed yards to the front and rear, the rear has a utility outhouse. There is also a West facing garden, which can be access over a small pathway.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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 

Shop Row, Philadelphia , Houghton Le Spring, Tyne and Wear, DH4 4JD

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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