



3 bed terraced house to rent in

Brendon Crescent, Billingham, Billingham,
Durham, TS23 2QT

£750 pcm

 x 3  x 1  x 2

On Street parking

Unfurnished

Property features

- ✓ CLOSE TO TOWN CENTRE
- ✓ WELL PRESENTED THROUGHOUT
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Having undergone a comprehensive programme of modernisation and upgrading, this well-presented mid-terraced home offers fresh, contemporary accommodation and is ready for immediate occupation, making it an excellent rental opportunity.

Set behind a front garden, the property opens into a welcoming entrance hall with stairs leading to the first floor. The spacious lounge provides a comfortable living space, while the newly fitted kitchen offers a modern range of units with ample storage and workspace. A separate dining room creates additional flexibility, whether for family meals or entertaining.

To the first floor are three well-proportioned bedrooms together with a stylish bathroom, fitted with a contemporary suite to complement the property's modern finish.

Externally, the property benefits from an enclosed rear garden with useful brick-built outbuildings providing valuable external storage.

Conveniently located for local amenities, schools and transport links, this freshly refurbished home offers spacious accommodation throughout and is expected to attract strong interest. Early viewing is highly recommended. Contact Pattinson's Norton office today to arrange your 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: £775.00

Rent: £750 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Mobile signal coverage: Good

Living Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

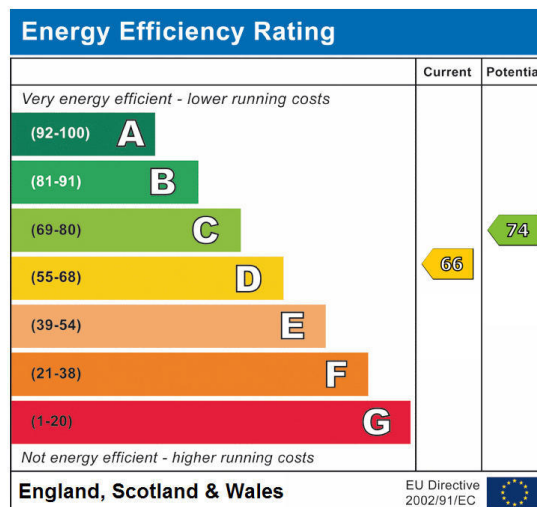


Bathroom



Rear Garden





Brendon Crescent, Billingham, Billingham, Durham, TS23 2QT

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

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,
norton@pattinson.co.uk, www.pattinson.co.uk**

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