



To rent

## 2 bed end of terrace house to rent in NE63

Sycamore Street, Ashington, Northumberland, NE63 0QD

# £695 pcm

 x2  x1  x1

Garage parking

Unfurnished

## Property features

- ✓ Two Bedroom End Terraced House
- ✓ Recently Refurbished
- ✓ Spacious Lounge
- ✓ Garage With Electric Door
- ✓ EPC Rating E

## Key Information

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

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson welcomes this impressive two-bedroom end terrace house located on Sycamore Street, Ashington to the rental market. This property has been recently refurbished to a high standard, offering stylish and comfortable living. The town centre is within walking distance and offers a range of supermarkets, leisure facilities and public transport including the new train station.

To the ground floor, the property comprises a spacious and welcoming lounge, leading to a fitted kitchen with ample worktop space, ground floor shower room, utility and garage with an electric roller door.

To the first floor are two well-proportioned bedrooms, both fitted with sage green built in wardrobes.

If you would like to arrange a viewing please contact our Ashington team on 01670568096 - ashington@pattinson.co.uk

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: £720.00

Length of Tenancy: 6 months

Rent: £695 pcm

Property Type: End of terrace house

USPs: Allows children, Allows pets

Parking: Garage

Heating: Gas

## Front External

Fenced garden to front.



## Entrance Hallway

Main access door to front, stairs to the first floor, wood effect flooring.



## Lounge

5.61m x 4.85m (18'4" x 15'10")

Window to front, sliding doors leading to the kitchen, TV point, wood effect flooring, radiator.



## Kitchen

3.67m x 3.06m (12'0" x 10'0")

Window to rear. A modern kitchen fitted with a range of wall, floor and drawer units with wood effect worktops and tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a separate hob and extractor fan, wood effect flooring throughout.

## Bathroom

1.96m x 1.69m (6'5" x 5'6")

Frosted window to rear. Fitted with a large walk in shower cubicle with electric shower and glass screen door, wash hand basin with storage underneath, push button w.c, spotlights to ceiling, tiled flooring, radiator.



## Utility

Access door to rear yard, internal door opening into the garage, fridge freezer, vinyl flooring.



## Bedroom One

4.94m x 2.77m (16'2" x 9'1")

Window to front, built in wardrobes, radiator.



## Bedroom Two

3.83m x 2.85m (12'6" x 9'4")

Window to front, built in wardrobes, additional storage cupboard, radiator.



## Rear Yard

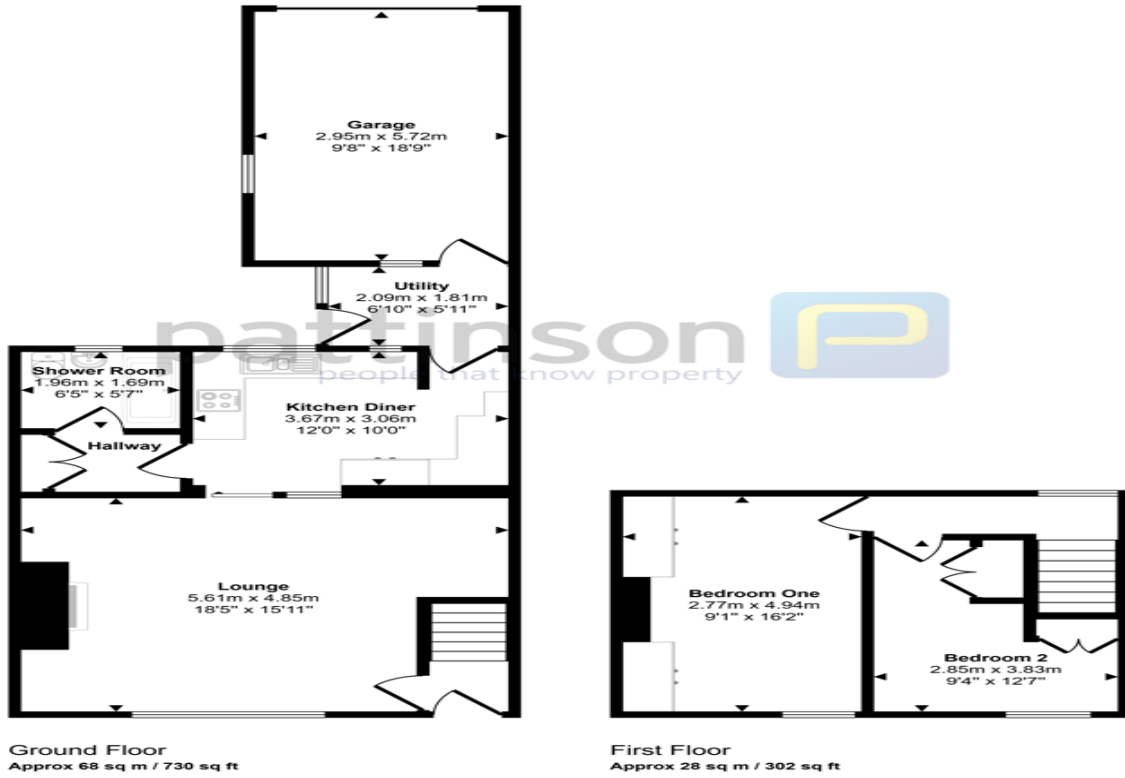


## Rear External

Garage with an electric roller door.



Approx Gross Internal Area  
96 sq m / 1032 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sycamore Street, Ashington, Northumberland, NE63 0QD

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

**95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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