



To rent

1 bed terraced house to rent in

Dorset Street, Easington Lane, Houghton
Le Spring, Tyne and Wear, DH5 0QF

£600 pcm

 x1  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Spacious Home
- ✓ One Generous Bedroom
- ✓ Stylish Kitchen
- ✓ Utility Area
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****ONE BEDROOM**OPEN PLAN LIVING**UTILTIY AREA**MODERN BATHROOM**SOUTH FACING REAR YARD**POPULAR LOCATION****

Pattinson Estate Agents are delighted to bring to the rental market this deceptively spacious property, which has being renovated to a high standard and is ideally situated in Dorest Street, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, popular schools, good public transport and major road links via A690. Also within short driving distance to multiple country parks, Dalton Park Outlet, Sunderland & Durham City Centres.

This impressively presented property is spacious throughout and briefly comprises:- Property entrance, which consists of the lounge and a stylish kitchen with an island, utility area and modern bathroom. To the first floor lies a spacious bedroom and to the rear there is an enclosed south facing yard.

Early viewings come highly recommended to appreciate the size and standard 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: £675.00

Rent: £600 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Property Entrance

Property entrance leading directly to the lounge.

Lounge Area

4.35m x 4.15m (14'3" x 13'7")

The lounge area has laminate flooring, radiator, a fireplace with a feature wooden beam and a double glazed front aspect window.



Kitchen Area

3.72m x 4.15m (12'2" x 13'7")

Stylish kitchen benefiting from a range of upper and lower unit with contrasting work surfaces, a composite sink unit, plumbing for a dishwasher and integrated oven with a gas hob. There is also the additional bonus of an island with further storage units and a breakfast bar, laminate flooring, two radiators and a double glazed rear aspect window.



Utility Area

4.22m x 1.82m (13'10" x 5'11")

The utility has fitted base units with contrasting square edge worksurfaces, plumbing for a washing machine, space for a dryer. Laminate flooring, a storage cupboard, radiator, double glazed window and an external door leading to the rear yard.



Bathroom

2.04m x 1.69m (6'8" x 5'6")

Modern bathroom benefiting from a walk-in shower, hand wash basin and WC vanity unit. Tile flooring, tiled walls, a heated towel rail and a double glazed window.



Bedroom

5.09m x 3.79m (16'8" x 12'5")

Spacious double bedroom with carpet flooring, a radiator and two Velux window. There is also ample space for a vanity/dressing area.

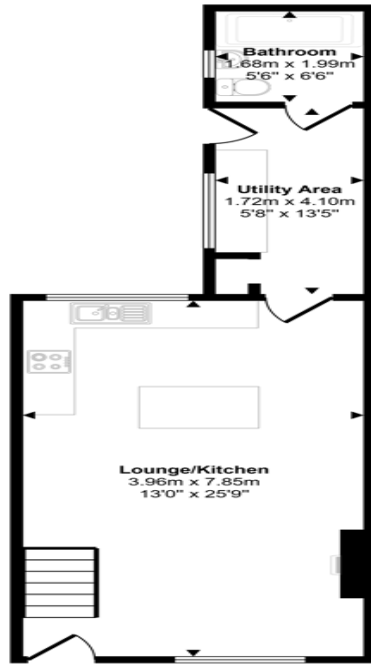


External

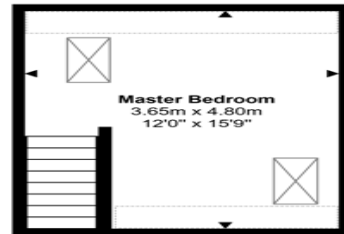
Externally to the rear lies a fully enclosed south facing yard.



Approx Gross Internal Area
59 sq m / 637 sq ft



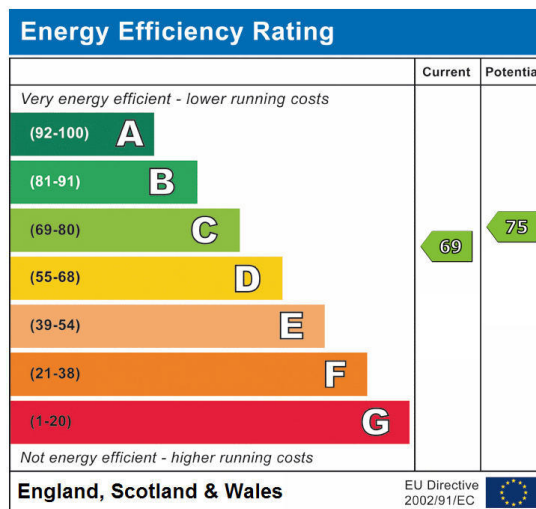
Ground Floor
Approx 42 sq m / 448 sq ft



First Floor
Approx 18 sq m / 189 sq ft

Denotes head height below 1.5m

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.



Dorset Street, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0QF

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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