



### 3 bed upper flat to rent in NE22

Burdon Terrace, Bedlington, Bedlington,  
Northumberland, NE22 6DA

## £600 pcm

 x3  x1  x1

Off Street parking

Unfurnished

### Property features

- ✓ Available Now!
- ✓ Three Bedrooms
- ✓ Unfurnished
- ✓ Modernised Kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Faye McCarthy  
Branch Manager  
Bedlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available now!

A freshly updated traditional Tyneside first floor flat, centrally located on Burdon Terrace, Bedlington. The property offers spacious ready-to-move-into accommodation, offered on an UNFURNISHED basis.

The property can be used as a three bedroom, one reception room OR a two bedroom, two reception room - the main front room can be either a large master bedroom or a large living room.

A staircase leads to the first floor landing where you find access into the bedrooms and reception room. The kitchen has been recently upgraded and the bathroom offers a white three piece suite.

The home comes with new floor coverings, double glazing and gas central heating.

Burdon Terrace is a great spot as the town centre shops and amenities are all within an arm's reach.

Please call our local letting teams to set-up an appointment to view.

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: UNFURNISHED £600 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Entrance door opening into the lobby. Staircase leading to the first floor landing. Access into the reception rooms and bedrooms. Loft access.

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## Reception One or Main Bedroom

5.08m x 4.11m (16'8" x 13'5")

A wonderful room, located to the front with an imposed bay window. Feature fire surround, central heating radiator, new floor coverings.



## Reception Two

3.40m x 2.24m (11'1" x 7'4")

Situated to the rear and with onward access into the kitchen. Double glazed window, central heating radiator, cupboard.



## Kitchen

3.57m x 2.15m (11'8" x 7'0")

Recently upgraded with a modern range of wall and base units with complementing work surfaces, sink unit with taps and drainer board, space for cooker, space and plumbing for washing machine, double glazed window to the side elevation, onward access into the bathroom.



## Bathroom

A three piece suite comprising: bath, low level WC and wash hand basin. Double glazed window to the side elevation.

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## Bedroom Two

3.40m x 2.24m (11'1" x 7'4")

Double glazed window to the rear elevation, central heating radiator.





## Bedroom Three

2.28m x 3.02m (7'5" x 9'10")

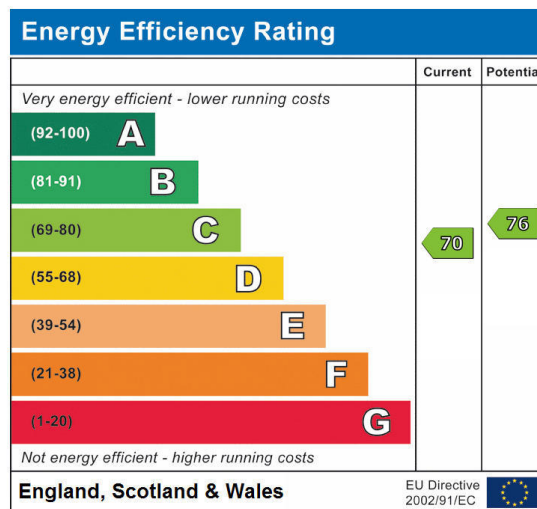
Double glazed window to the front elevation, central heating radiator.



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## Outside

There is a shared yard to the rear of the property.



Burdon Terrace, Bedlington, Bedlington, Northumberland, NE22 6DA

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,  
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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