



2 bed terraced house to rent in

Wynyard Drive, Bedlington, Bedlington,
Northumberland, NE22 5YH

£725 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Unfurnished
- ✓ Two Bedrooms
- ✓ Available July '26
- ✓ End Link House
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ 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

01670 568097
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

AVAILABLE JULY 2026

We offer an UNFURNISHED end link home, located on the popular Wynyard Drive, Bower Grange, Bedlington. The home is located near to amenities, train station and the A189 Spine Road.

Inside the property offers well proportioned accommodation, briefly comprising: entrance porch, good-sized open-plan living room, fitted kitchen, two double first floor bedrooms and a bathroom with three piece suite.

The home comes with double glazing, gas central heating via a combination boiler and a enclosed private rear garden.

Call our local lettings team 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: £750.00

Length of Tenancy: 6 months

Rent: £725 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street, Residents, Visitor

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: 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

Double glazed entrance door opening into the porch. Inner door leading into the open-plan living room.

Open-Plan Living Room

6.18m x 3.54m (20'3" x 11'7")

A good-sized room situated to the front with a double glazed window, useful storage cupboard, central heating radiator, access into the kitchen. A staircase takes you to the first floor accommodation.

Kitchen

Fitted with a range of wall and base units with work surfaces, built-in gas hob, oven and extractor hood, stainless steel sink unit with mixer taps and drainer board, space for fridge/freezer, space and plumbing for washing machine, double glazed window to the rear elevation, double glazed door leading into the enclosed rear garden, central heating radiator.

First Floor Landing

Access into the bathroom and bedrooms.

Bedroom One

3.532m x 2.795m (11'7" x 9'2")

A double room situated to the front with a double glazed window, central heating radiator, wardrobes.

Bedroom Two

3.006m x 2.867m (9'10" x 9'4")

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

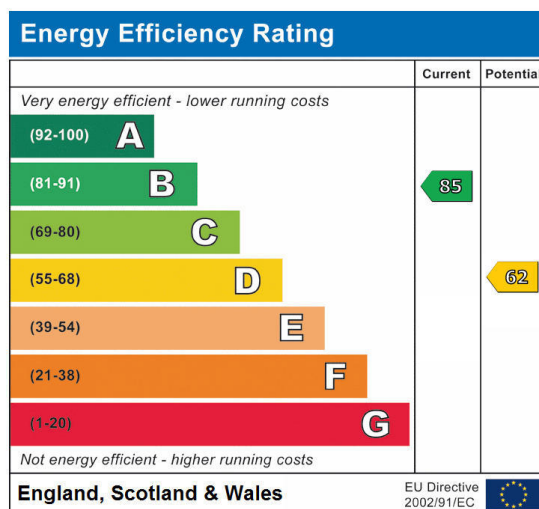
Bathroom

2.345m x 1.669m (7'8" x 5'5")

A white three piece suite comprising: bath with shower over, low level WC, pedestal wash hand basin. Tiling to walls, double glazed window to the side elevation.

Outside

There is a nicely enclosed private garden to the rear.



Wynyard Drive, Bedlington, Bedlington, Northumberland, NE22 5YH

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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