pattinson

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2 bed terraced house to rent in

Peachleaf Lane, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4FQ

£895 pcm

x 2 x 1 x 1

Driveway parking

Unfurnished

Property features

- Semi-Detached Family Home
- South Facing Rear Garden
- Two Double Bedrooms
- Driveway
- EPC Rating B

Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

NEW BUILDSEMI-DETACHED HOME**TWO DOUBLE BEDROOMS**SOUTH FACING REAR GARDENS**DRIVEWAY**POPULAR LOCATION**

Pattinson Estate Agents are excited to welcome to the market this new build semi-detached home, which has two double bedrooms and is located on the brand new Herrington Grange development in Philadelphia, Houghton Le Spring. Perfectly located within easy access of local shops and other amenities, good transport links and great major road links the A19. Within walking distance to Herrington Country Park and popular local schools, as well as short drive to Houghton Le Spring, Durham & Sunderland City Centres.

The impressively presented home briefly comprises of: Entrance/hallway, lounge, open plan kitchen/dining room with fitted appliances and a ground floor W.C. To the first floor lies two double bedrooms and a three piece family bathroom. Externally driveway to the front and to the rear there is a fully enclosed South facing garden.

Early viewings come highly recommended to appreciate the size, standard and location 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: B

Deposit: £920.00

Rent: £895 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, ground floor W.C and first floor staircase.

Lounge

4.61m x 2.86m (15'1" x 9'4")

Spacious lounge with carpet flooring, under-stair storage cupboard, radiator and a double glazed front aspect window.

Kitchen/Dining Room

2.84m x 3.84m (9'3" x 12'7")

Modern kitchen/dining room benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, stainless steel sink unit, integrated washing machine, dishwasher, fridge/freezer and an oven with a gas hob. Vinyl flooring, a radiator, double glazed rear aspect window and French doors leading to the rear garden.

Ground Floor W.C

1.45m x 0.97m (4'9" x 3'2")

Convenient first floor W.C with a hand wash basin, radiator, vinyl flooring, tile splash back and a double glazed window.

Bedroom One

2.49m x 3.87m (8'2" x 12'8")

Double bedroom with carpet flooring, radiator and a double glazed rear aspect window.

Bedroom Two

3.60m x 3.87m (11'9" x 12'8")

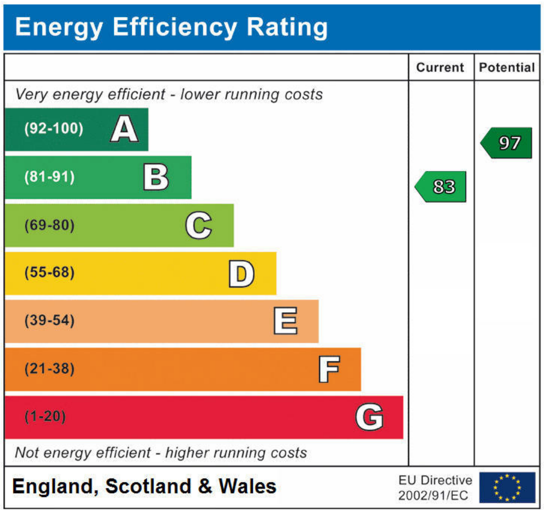
Double bedroom with carpet flooring, a storage cupboard, radiator and two double glazed front aspect window.

Bathroom

Three piece bathroom benefiting from a 'P' shaped bath with an overhead shower, hand wash basin and WC. Luxury vinyl tiled flooring, UPVC cladded walls, vanity cupboard, a heated towel and a double glazed rear aspect window.

External

Externally to the front there is an open lawn, a driveway and gated access to the rear garden. The rear lies a South facing garden laid to lawn with a patio are adjacent to the property.



Peachleaf Lane, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4FQ

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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