



4 bed semi-detached house to rent in DH5

Kirkdale Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0DS

£800 pcm

 x4  x1  x2

Driveway parking

Unfurnished

Property features

- ✓ Semi-Detached Family Home
- ✓ Three/Four Bedrooms
- ✓ Multi Car Driveway
- ✓ Front & Rear Gardens
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**SEMI-DETACHED**THREE/FOUR BEDROOMS**MULTI CAR DERIVEWAY**GENEROUS REAR GARDEN**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this three/four bedroom semi-detached family home situated in the popular area of Kirkdale Street, Houghton Le Spring. Perfectly positioned within easy access to local shops and other amenities, great transport links and major road links via the A1 (M). Also located within walking distance to an array of popular schools and Hetton Lyons Country park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This impressive family residence is spacious throughout and comprises:- Entrance/hallway, lounge, dining room, a fitted kitchen and bedroom four/reception room three. To the first floor lies three well proportioned bedrooms and a three piece bathroom, externally to the front there is a garden and a multi car driveway, to the rear there is a generously sized garden.

Early viewing 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: A

Deposit: £825.00

Length of Tenancy: 6 months

Rent: £800 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets

Parking: Driveway

Heating: Gas

Entrance/Hsallway

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

Lounge

3.71m x 4.26m (12'2" x 13'11")

Spacious lounge with laminate flooring, radiator and double glazed rear aspect window, there is also access to the dining room via internal dual doors.

Dining Room

2.54m x 3.90m (8'4" x 12'9")

The diner has laminate flooring, a radiator and double glazed rear aspect window.

Kitchen

2.82m x 3.30m (9'3" x 10'9")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, a range oven with a gas hob and an integrated fridge/freezer. Laminate flooring, tiled splash back, plumbing for a washing machine and two double glazed windows.

Bedroom Four/Third Reception Room

2.54m x 3.90m (8'4" x 12'9")

A versatile room with laminate flooring, radiator, a double glazed front aspect window and French doors leading to the rear garden.

Bedroom One

3.15m x 3.53m (10'4" x 11'6")

Double bedroom with laminate flooring, a radiator, a storage cupboard and a double glazed rear aspect window.

Bedroom Two

2.69m x 2.47m (8'9" x 8'1")

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

Bedroom Three

Third bedroom with laminate flooring, a radiator, a storage cupboard and a double glazed front aspect window.

Bathroom

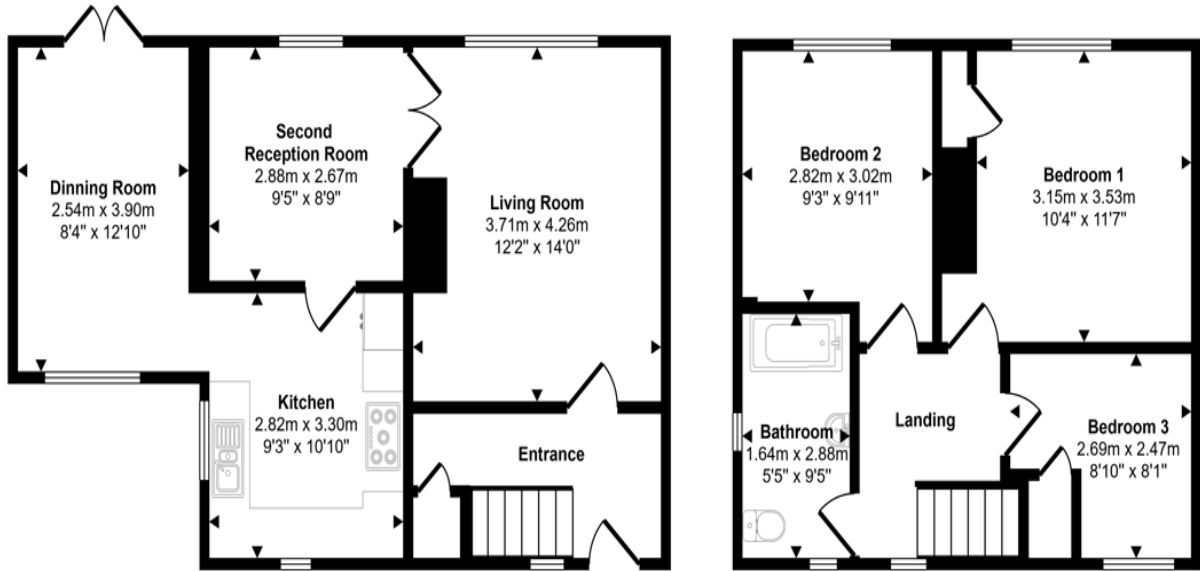
2.82m x 3.53m (9'3" x 11'6")

Modern three piece bathroom benefiting from a panelled bath with an overhead shower, WC and hand wash basin. Tiled flooring, tiled walls, a heated towel rail and double glazed front aspect window.

External

Externally to the front there is a garden and a multi car driveway. To the rear lies a generously sized garden laid to lawn with a patio area adjacent to the property.

Approx Gross Internal Area
93 sq m / 1003 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft

First Floor
Approx 41 sq m / 439 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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houghton@pattinson.co.uk, www.pattinson.co.uk**

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