



**3 bed terraced house to rent in**  
Gilpin Street, Houghton Le Spring, Tyne  
and Wear, DH4 5DR

**£750 pcm**

 x3  x1  x2

Driveway parking

Furnished

### Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Newly Refurbished
- ✓ Three Bedrooms
- ✓ Rear Yard
- ✓ 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

**\*\*NEWLY REFURBISHED\*\*SPACIOUS FAMILY HOME\*\*THREE BEDROOMS\*\*REAR YARD\*\*POPULAR AREA\*\***

Pattinson Estate Agents are pleased to welcome to the market this newly renovated, three bed family home, situated in the popular location of Gilpin Street, Houghton Le Spring. Conveniently located within easy access to local amenities, popular schools, fantastic public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and a short drive to Herrington Country Park and Rainton Meadows Nature Reserve.

This well presented family residence is spacious throughout and comprises of:- Entrance/hallway, lounge, dining room, modern kitchen and new bathroom. To the first floor lies three well proportioned bedrooms, externally to the rear there is a rear yard, which gives the option of off road parking.

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: A

Deposit: £775.00

Length of Tenancy: 6 months

Rent: £750 pcm

Property Type: Terraced House

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring and a radiator.



## Lounge

3.59m x 3.86m (11'9" x 12'7")

Spacious lounge with laminate flooring, radiator and a double glazed front aspect window. The lounge also gives access to the diner via dual doors.



## Dining Room

4.30m x 3.87m (14'1" x 12'8")

Separate diner with laminate flooring, a radiator, storage cupboard and a double glazed rear aspect window.



## Kitchen

2.64m x 1.71m (8'7" x 5'7")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit and plumbing for a washing machine. Laminate flooring, tile splash back and a double glazed rear aspect window.



## Bathroom

1.61m x 1.91m (5'3" x 6'3")

Newly fitted bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Laminate flooring, UPVC cladded walls, radiator and a double glazed rear aspect window.



## Bedroom One

4.36m x 3.18m (14'3" x 10'5")

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



## Bedroom Two

3.46m x 2.64m (11'4" x 8'7")

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



## Bedroom Three

2.56m x 2.44m (8'4" x 8'0")

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




## External

Externally to the rear is an enclosed yard, which gives an option for off road parking.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Gilpin Street, Houghton Le Spring, Tyne and Wear, DH4 5DR

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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