



**2 bed terraced house to rent in**  
Balfour Street, Houghton Le Spring, Tyne  
and Wear, DH5 8BA

**£625 pcm**

 x2  x1  x2

On Street parking

Unfurnished

**Property features**

 EPC Rating D

## Key Information

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

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This delightful two-bedroom terraced house located in the charming town of Houghton Le Spring is now available for residential rental. The property provides a great balance of contemporary living and traditional accents that promise comfort, style, and a sense of homeliness.

Upon entering, you are welcomed by a spacious first reception room, with plenty of natural light and space. Making your way through, you will find another reception room which could function perfectly as a home office or formal dining room, highlighting the property's versatility.

Both bedrooms are generously proportioned, boasting ample storage room, and are served by one well-appointed family bathroom.

In terms of location, this terraced house offers the idyllic convenience of Houghton Le Spring town center; only a brief stroll away from local shops, popular eateries, and public transport links.

We highly recommend making an appointment to view this delightful property and experience its charm and potential firsthand. Don't miss out, contact us today for further details.

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: £650.00

Length of Tenancy: 6 months

Rent: £625 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

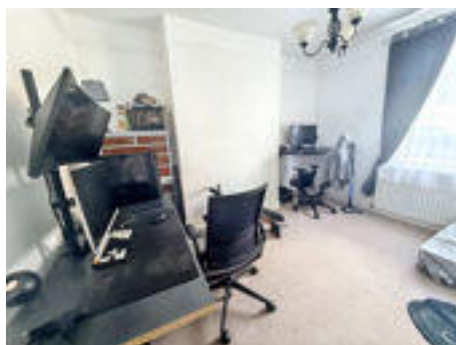
## Front Exterior



## Dining Room

3.80m x 3.60m (12'5" x 11'9")

Spacious lounge with radiator and a double glazed front aspect window.



## Living Room

3.90m x 3.60m (12'9" x 11'9")

Separate living room with, radiator and a double glazed rear aspect window. The living room also gives access to the kitchen and first floor staircase.



## Kitchen

3.10m x 2.00m (10'2" x 6'6")

Modern fitted kitchen benefiting from fitted upper and lower units with contrasting work surfaces, a stainless steel sink unit and plumbing for a washing machine. Vinyl flooring, UPVC cladded walls and a double glazed rear aspect window.



## Bathroom

1.90m x 1.90m (6'2" x 6'2")

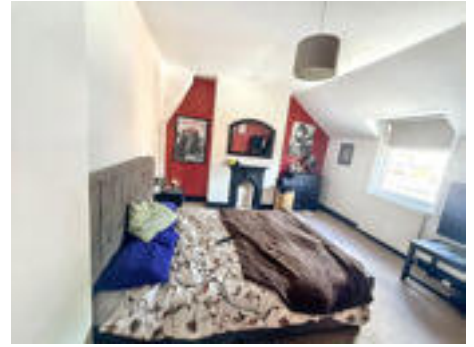
Three piece bathroom benefiting from a paneled bath with overhead shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded walls, heated towel rail and a double glazed rear aspect window.



## Front Bedroom

3.90m x 4.30m (12'9" x 14'1")

Double bedroom with original feature fireplace, radiator and a double glazed front aspect window.



## Rear Bedroom

3.20m x 2.60m (10'5" x 8'6")

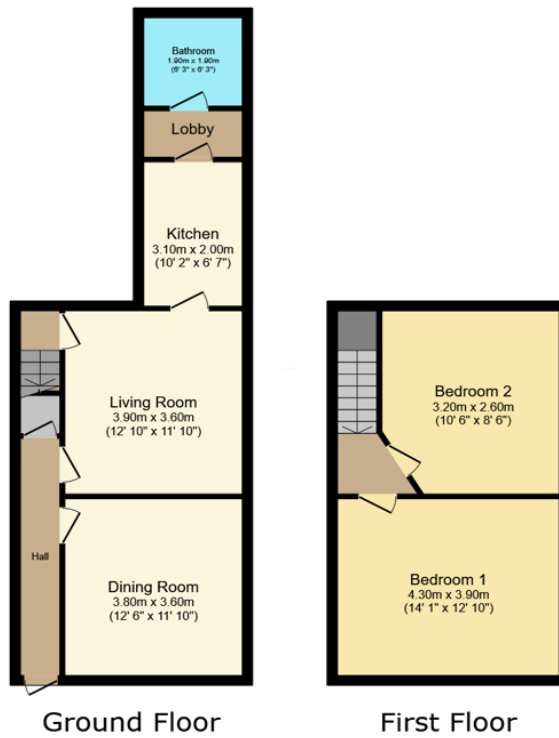
Second bedroom with storage cupboard, radiator and a rear aspect Velux window



## Rear Yard

Externally to the rear there is a private yard with a brick built outhouse.





Total floor area: 83.2 sq.m. (895 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		
(55-68) <b>D</b>	59	
(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

Balfour Street, Houghton Le Spring, Tyne and Wear, DH5 8BA

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

Client Money Protection

