

3 bed semi-detached house to rent in SR8

Balliol Close, Peterlee, Peterlee, Durham, SR8 2NX

£650 pcm

x 3 x 1 x 1

Unfurnished

Property features

- Three bedrooms
- Semi Detached Property
- Gas Central Heating
- Garden
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Gas

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- Flexible viewing slots
- Accompanied viewings

Description

We are thrilled to welcome to the rental market this charming three bedroom semi-detached house, located in the quaint town of Peterlee. This property offers beautifully proportioned accommodations and is perfect for a small family or professional couple seeking a comfortable and inviting home.

The property comprises an entrance hallway leading you to a generous sized reception room designed for ease of living and relaxation. The reception room is bathed in plentiful natural light, creating a warm and inviting atmosphere. Following on from the reception room, you will find a functional and well-appointed kitchen, ready to cater to all your culinary needs.

Upstairs you will find three bedrooms; all of which are generously sized. The master bedroom is particularly roomy, offering ample storage space whilst still providing a wonderful sense of tranquillity. The property also benefits from a modern family bathroom fitted with sleek fixtures and fittings, ensuring a stylish yet comfortable space to start your day.

Benefiting from a superb location in Peterlee, the property is a stone's throw away from local amenities including shops, schools, and restaurants. Despite its convenient location, it still offers a sense of peace and serenity, making it the perfect balance for those who enjoy the convenience of town living yet wish for a private and calm home atmosphere.

Note: This is a residential rental. Early viewing is highly recommended to appreciate the space and potential this property has to offer. Unfurnished. Available immediately.

Contact Pattinson Estate Agent today to arrange a viewing and make this delightful property your next home.

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: £700.00

Rent: £650 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: None

Heating: Gas

Entrance Hallway

Entrance to the property is through UPVC door into hallway, with carpeted flooring, staircase to the first floor and built in storage cupboard.



Living Room

With double glazed French doors to the garden and a double glazed window to the side aspect, carpeted flooring, radaitor and TV point.



Kitchen/Dining Room

Open plan kitchen/ dining room. The kitchen is fitted with a range of wall and base units and roll top work surfaces, with electric cooker point and over head extractor hood, plumbing for a washing machine, sink and drainer unit, two double glazed windows and UPVC door leading to the garden.



Downstairs WC

Fitted with a low level w/cv and hand wash basin, double glazed window to the front aspect.



First Floor Landing

Carpeted flooring and a built in storage cupboard.



Bedroom One

With a double glazed window to the side aspect, radiator, carpeted flooring and built in wardrobes



Bedroom Two

With a double glazed window to the side aspect, radiator, carpeted flooring and built in wardrobes



Bedroom Three

With a double glazed window to the side aspect, radiator., storage cupboard and laminate flooring.



Family Bathroom

The family bathroom is fitted with a three piece suite comprising of: low level WC, panelled bath and a wash hand basin. With tiling to both walls and flooring and a double glazed window to the front aspect.

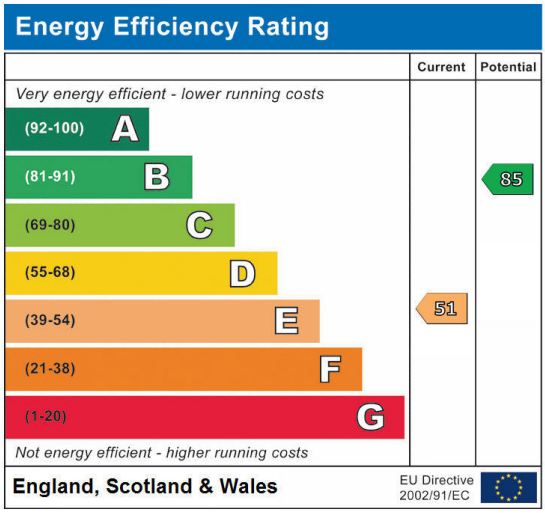


External

Low maintenance fully enclosed garden, South Westerly facing laid with patio and decking.







Balliol Close, Peterlee, Peterlee, Durham, SR8 2NX

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

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