3 bed terraced house to rent in

Woodhorn Crescent,
Newbiggin-by-the-Sea, Northumberland,
NE64 6JD

£895 pcm

x 3 x 2 x 1

On Street parking

Part Furnished

Property features

- White goods & Dining furniture included
- Recently Refurbished
- Downstairs Toilet
- Low Maintenance Garden
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
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- Flexible viewing slots
- Accompanied viewings

Description

Available to rent is this beautifully refurbished three-bedroom terraced home situated on the popular Woodhorn Crescent in Newbiggin-by-the-Sea. Finished to a high standard throughout, the property offers modern accommodation ready for immediate occupation.

The accommodation briefly comprises: entrance hallway, spacious lounge, impressive modern kitchen/diner fitted with a range of contemporary wall and base units, separate utility room and ground floor WC. To the first floor there are three bedrooms and a stylish family bathroom/WC finished with modern fixtures and fittings.

Externally, the property benefits from a low-maintenance front garden and an enclosed rear yard.

Additional benefits include gas central heating, double glazing, modern décor throughout, newly fitted carpets and floor coverings, and contemporary kitchen and bathroom suites.

Ideally positioned for access to local shops, schools, transport links and the seafront, this property would make an excellent home for a variety of tenants.

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: £920.00

Rent: £895 pcm

Property Type: Terraced House

USPs: Part furnished, Allows smokers

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Via Upvc Door, Stairs to first floor and radiator.

Lounge

4.04m x 3.79m (13'3" x 12'5")

Bright reception room positioned to the front elevation with double glazed window, neutral décor, laminate flooring, radiator and ceiling light fitting. Door leading through to the kitchen/diner.

Kitchen Diner

5.07m x 3.37m (16'7" x 11'0")

Fitted with a modern range of white wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated electric oven and hob with extractor hood above, integrated dishwasher and freestanding fridge/freezer included within the tenancy. Tiled splashbacks, tiled flooring, radiator and double glazed window to the rear elevation. The room also benefits from a dining table and chairs, providing a ready-made dining area. Access to the utility room.

Utility Room

1.88m x 2.59m (6'2" x 8'5")

Useful utility area with work surface, wall mounted gas combi boiler, tiled flooring, radiator, double glazed window and external door providing access to the rear yard.

Cloaks / WC

Fitted with a low level WC and wash hand basin set within a vanity unit. Contemporary wall panelling, tiled flooring, heated towel radiator and obscured double glazed window.

First Floor Landing

Providing access to all first floor accommodation. Carpet flooring and loft access hatch.

Bedroom 1

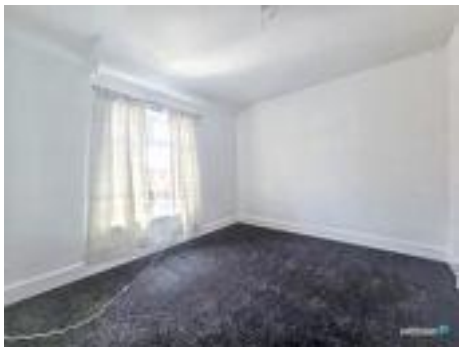
2.98m x 4.19m (9'9" x 13'8")

Good sized double bedroom situated to the front elevation with double glazed window, fitted carpet, radiator and ceiling light fitting.

Bedroom 2

3.27m x 2.99m (10'8" x 9'9")

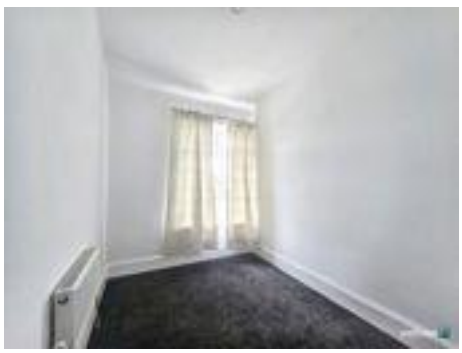
Double bedroom positioned to the rear elevation with double glazed window, fitted carpet, radiator and ceiling light fitting.



Bedroom 3

1.92m x 2.47m (6'3" x 8'1")

Single bedroom with double glazed window, fitted carpet, radiator and ceiling light fitting.

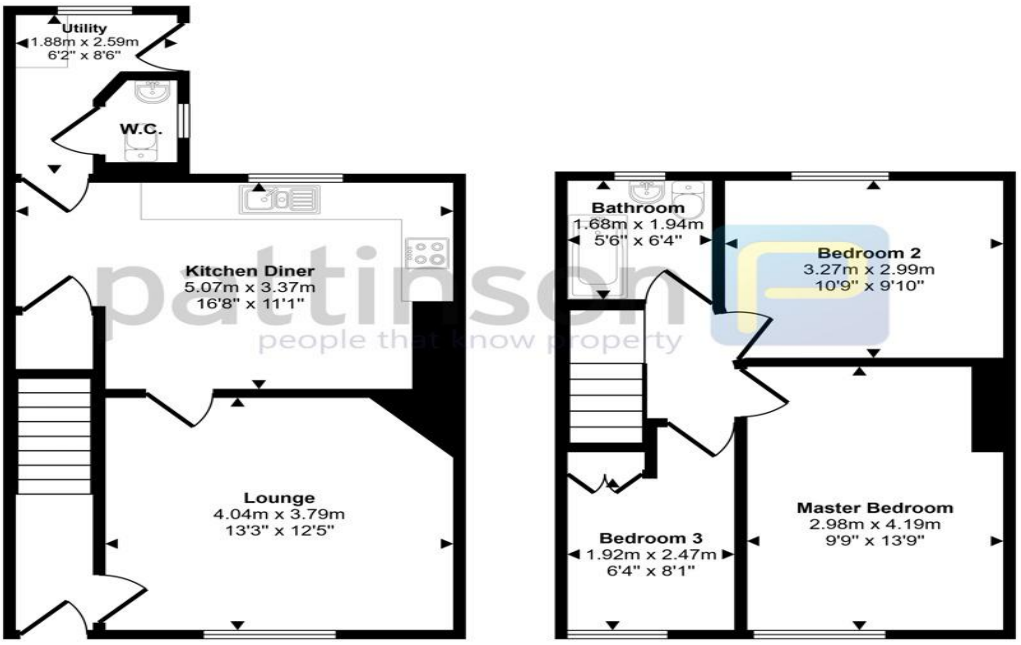


Family Bathroom

1.68m x 1.94m (5'6" x 6'4")

Modern suite comprising panelled bath with glazed shower screen, wash hand basin set within vanity storage unit and low level WC. Contemporary wall panelling, tiled flooring, heated towel radiator and obscured double glazed window.

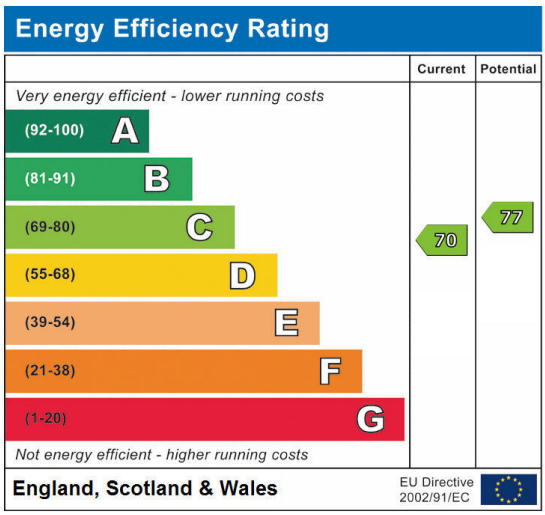
Approx Gross Internal Area
79 sq m / 855 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 37 sq m / 400 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.



Woodhorn Crescent, Newbiggin-by-the-Sea, Northumberland, NE64 6JD

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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