



**2 bed terraced house to rent in**  
East View, Castletown, Sunderland, Tyne  
and Wear, SR5 3AU

**£650 pcm**

 x2  x1  x2

Off Street parking

Unfurnished

### Property features

- ✓ Available from 20th July
- ✓ Two Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC - C
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

0191 5143929  
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available To Let – East View, Castletown, Sunderland

Situated on the popular residential street of East View in Castletown, Sunderland, this well-presented two-bedroom terraced home offers spacious accommodation throughout and is ideally located close to local amenities, reputable schools, and excellent transport links.

The property briefly comprises an entrance into a bright and welcoming living room, leading through to a separate dining room, providing ample space for both relaxation and entertaining. To the rear is a fitted kitchen offering a range of wall and base units.

To the first floor are two generously sized double bedrooms and a family bathroom.

Externally, the property benefits from a private enclosed rear yard, providing a low-maintenance outdoor space.

Conveniently positioned within easy reach of local shops, schools, Sunderland city centre, and major road networks, this property is expected to appeal to a wide range of tenants seeking comfortable and well-located accommodation.

Early viewing is highly recommended.

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: £675.00

Length of Tenancy: 6 Months

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

## External Front



## Living Room

5.023m x 3.758m (16'5" x 12'3")



## Dining Room

5.30m x 3.67m (17'4" x 12'0")



## Kitchen

4.356m x 1.996m (14'3" x 6'6")



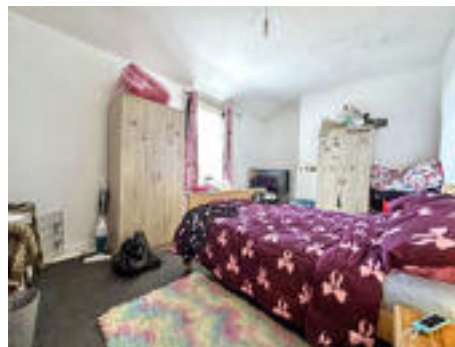
## First Floor Landing

2.018m x 0.858m (6'7" x 2'9")



## Bedroom 1

5.085m x 3.163m (16'8" x 10'4")



## Bedroom 2

4.369m x 2.617m (14'4" x 8'7")

## Bathroom


3.352m x 1.927m (10'11" x 6'3")



## Rear Yard





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>	70	
(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 

East View, Castletown, Sunderland, Tyne and Wear, SR5 3AU

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

**51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk**

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