



3 bed terraced house to rent in

Morris Crescent, Hardwick,
Stockton-on-Tees, Durham, TS19 8ZG

£795 pcm

 x3  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Allocated parking space to the rear
- ✓ Close to local amenities, schools and transport links
- ✓ Modern kitchen/dining area
- ✓ Ground floor W.C

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas

Arrange a viewing

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Branch Manager
Stockton On Tees

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to the rental market this well-presented three-bedroom mid-terraced home, ideally situated on Morris Crescent in the popular Hardwick area of Stockton-on-Tees.

Offering spacious and well-planned accommodation, the property is perfectly suited to families and professionals alike. The ground floor briefly comprises an entrance hallway with a convenient ground floor W.C., a modern kitchen/dining area providing ample space for everyday living and entertaining, and a comfortable lounge with access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. Externally, the property benefits from an enclosed rear garden, ideal for relaxing or outdoor dining, together with an allocated parking space to the rear, providing convenient off-street parking.

Morris Crescent is well positioned within easy reach of local shops, schools, parks and everyday amenities, with excellent transport links providing convenient access to Stockton town centre, the A19 and A66 for commuting throughout the region.

Early viewing is highly recommended to appreciate the accommodation on offer.

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: B

Deposit: £820.00

Rent: £795 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

Entrance

Hallway

W/C



Kitchen/Dining Area

4.47m x 3.65m (14'7" x 11'11")



Lounge

4.14m x 3.48m (13'6" x 11'5")



Stairs to First Floor

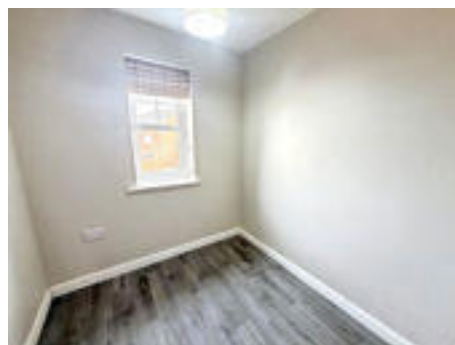
Bedroom One



Bedroom Two



Bedroom Three



Bathroom W/C



External





Morris Crescent, Hardwick, Stockton-on-Tees, Durham, TS19 8ZG

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

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk,
www.pattinson.co.uk**

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