



2 bed semi-detached house to rent in SR8

Oak Road, Peterlee, Durham, SR8 3HX

£700 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Two Bedroom Semi-Detached
- ✓ Two Spacious Double Bedrooms
- ✓ Bright & Spacious Lounge
- ✓ Modern Open-Plan Kitchen/Diner
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available To Let | Well Presented Two-Bedroom Semi-Detached Home | Generous Corner Plot | Popular Easington Location

Pattinson Estate Agents are delighted to offer to the rental market this well-presented two-bedroom semi-detached home, occupying a generous corner plot in the popular residential area of Easington, Peterlee.

Offering spacious and modern accommodation throughout, this attractive home is ideally suited to couples, small families or professionals seeking comfortable living in a convenient location. The property is within easy reach of local shops, schools, public transport links and provides excellent access to the A19 for commuting to Sunderland, Durham and the surrounding areas. The Durham Heritage Coast and the picturesque Castle Eden Dene Nature Reserve are also just a short drive away.

The accommodation briefly comprises an entrance porch leading into a bright and spacious lounge, followed by a modern open-plan kitchen/diner with ample space for family dining. French doors open directly onto the enclosed rear garden, creating an ideal space for relaxing or entertaining.

To the first floor are two generously sized double bedrooms and a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from gardens to three sides, with the enclosed rear garden featuring a lawn, artificial grass area, mature shrubs and a patio seating area, offering excellent outdoor space with minimal maintenance.

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

Please contact Pattinson Estate Agents to arrange your viewing.

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: £725.00

Rent: £700 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: On Street

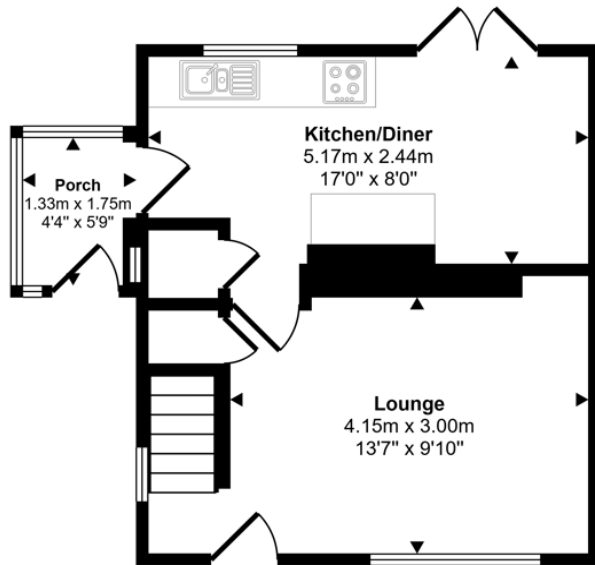
Heating: Gas

Electric: National Grid

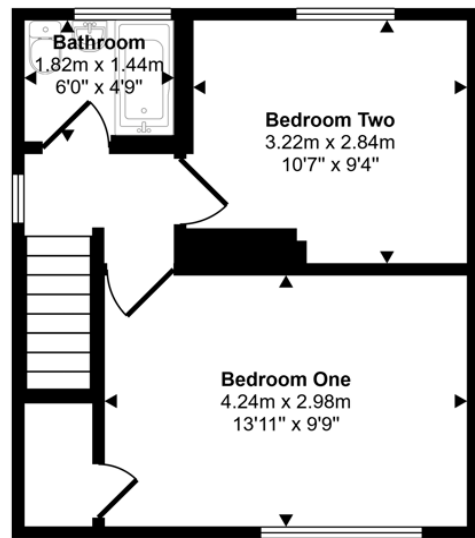
Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area
65 sq m / 695 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft



First Floor
Approx 31 sq m / 337 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Oak Road, Peterlee, Durham, SR8 3HX

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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