



## 3 bed end of terrace house to rent in DH4

Scott Street, Houghton Le Spring, Tyne and Wear, DH4 5AR

# £750 pcm

 x3  x1  x1

Allocated parking

Unfurnished

## Property features

- ✓ Newly Refurbished
- ✓ End Of Terrace Family Home
- ✓ Three Bedrooms
- ✓ South/West Facing Garden
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*NEWLY RENOVATED\*\*END OF TERRACE FAMILY HOME\*\*THREE BEDROOMS\*\*SOUTH/WEST FACING REAR GARDEN\*\*GARAGE\*\*POPULAR LOCATION\*\***

Pattinson Estate Agent are pleased to welcome to the rental market this spacious family home, which boasts three bedrooms and has recently being refurbished. Perfectly positioned on Scott Street, Houghton Le Spring within easy access to local shops and amenities with fantastic transport links and great for commuting via the A690. This property is also located within walking distance to Houghton Le Spring Town Centre and popular schools, in addition this residence is just a short drive to Herrington Country Park, Durham & Sunderland City Centre's.

This impressive home is well presented and spacious throughout, briefly comprises:- Entrance/hallway, spacious lounge, newly fitted kitchen/dining room and a ground floor W.C. To the first floor lies three bedrooms and a modern three piece bathroom, externally there is an enclosed front garden and a South/West facing rear garden, which has a garage and the option of off road parking.

Early viewing comes highly recommended to appreciate the size, standard and location of this property. Please call our Houghton branch to arrange an appointment to view.

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: £775.00

Rent: £750 pcm

Property Type: End of terrace house

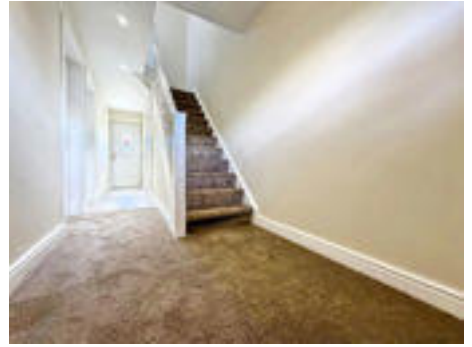
USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas

## Entance/Hallway

Property entrance leading to the hallway, which has a carpet/laminate flooring, a radiator and a storage cupboard.



## Lounge

3.61m x 4.11m (11'10" x 13'5")

Spacious lounge with newly lay carpet flooring, a radiator and double glazed front aspect window.



## Kitchen/Dining Room

3.33m x 4.07m (10'11" x 13'4")

Stylish kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate flooring, a radiator and a double glazed rear aspect window.



## Ground Floor W.C

1.80m x 0.72m (5'10" x 2'4")

Convenient downstairs W.C with a hand wash basin, heated towel rail, laminate flooring, part UPVC cladded walls and a double glazed rear aspect window.



## Bedroom One

4.17m x 3.72m (13'8" x 12'2")

Double bedroom with newly carpeted flooring, a radiator and a double glazed front aspect window.



## Bedroom Two

2.99m x 3.74m (9'9" x 12'3")

Double bedroom with newly carpeted flooring, a radiator and a double glazed rear aspect window.



## Bedroom Three

2.39m x 2.25m (7'10" x 7'4")

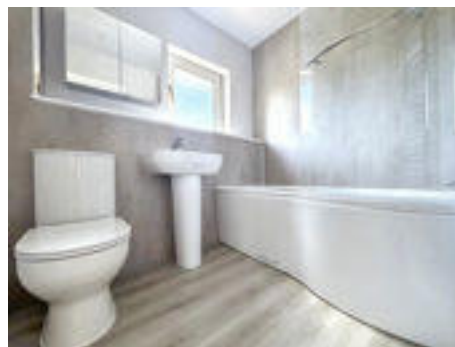
Third bedroom with a newly lay carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



## Bathroom

1.95m x 2.20m (6'4" x 7'2")

Modern three piece bathroom benefiting from 'P' shaped bath with an overhead waterfall shower, a hand wash basin and W.C. Laminate flooring, part UPVC cladded walls, a heated towel rail and a double glazed rear aspect window.

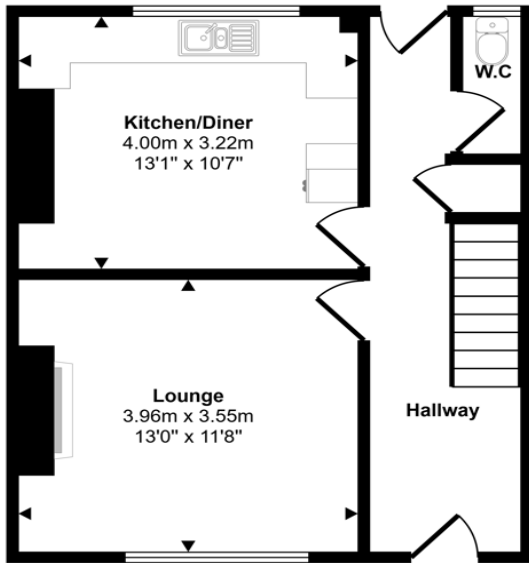


## External

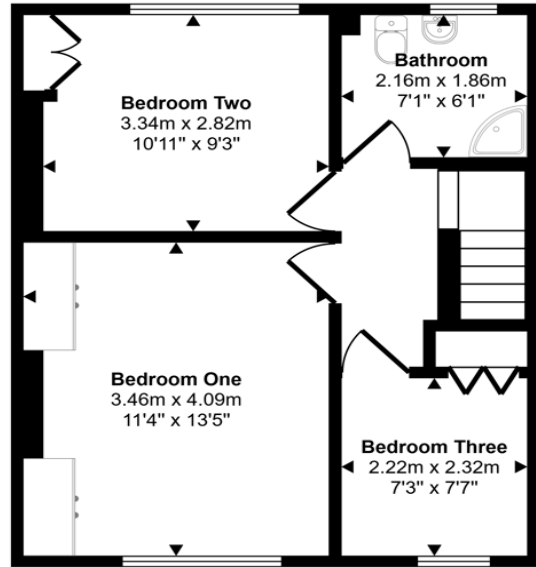
Externally to the front there is an enclosed garden and to the rear there is a South/West facing garden with a garage (16'5 x 9'1), the garage also has the benefit of a glazed window and a radiator.



Approx Gross Internal Area  
82 sq m / 885 sq ft



Ground Floor  
Approx 41 sq m / 440 sq ft



First Floor  
Approx 41 sq m / 445 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(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	

Scott Street, Houghton Le Spring, Tyne and Wear, DH4 5AR

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

**14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk**

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