



2 bed terraced house to rent in

Warren Street, Horden, Peterlee, Durham,
SR8 4NA

£475 pcm

H x2 D x1 B x1

On Street parking

Unfurnished

Key Information

- ✓ Council Tax: Band A
- ✓ 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

Pattinson Estate Agents are pleased to offer this two-bedroom terraced house to rent in the popular area of Horden, Peterlee.

The property briefly comprises an entrance hall, a spacious lounge, a fitted kitchen with space for dining, two good-sized bedrooms, and a family bathroom.

The home benefits from double glazing throughout and neutral décor, making it ready to move straight into.

Located close to local shops, schools, and other amenities, the property also offers good transport links to Peterlee, Sunderland, Durham, and the A19.

This property is ideal for couples, small families, or professionals looking for a well-presented home in a convenient location.

For more information or to arrange a viewing, please contact Pattinson Estate Agents.

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: £548.08

Rent: £475 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Warren Street, Horden, Peterlee, Durham, SR8 4NA

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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