

3 bed semi-detached house to rent in DH8

Derby Crescent, Moorside, Consett, Durham, DH8 8DZ

£750 pcm

x 3 x 1 x 2

Off Street parking

Unfurnished

Property features

- Three bedroom semi detached property
- Lounge and dining room
- Gas Central Heating & Double
- Front and rear gardens with off road parking
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let this three bedroom semi-detached house with front and rear gardens, situated in the popular Moorside area of Consett. Available now and presented unfurnished, this property features gas central heating and double glazing throughout, as well as off street parking.

The ground floor comprises an entrance hall with double glazed entrance door and stairs to the first floor, a lounge with a double glazed front aspect window and built-in cupboard, and a separate dining room with a double glazed side aspect window. The kitchen is fitted with wall and base units, counter work tops, a one and a half bowl sink unit, built-in electric oven, hob with extractor hood, space for a washing machine, and partly tiled walls.

Upstairs, the first floor landing provides access to three bedrooms, each with double glazed windows, and a bathroom with a white two piece suite, panelled bath, pedestal wash hand basin, and a built-in cupboard housing the combination boiler. There is also a separate W.C. with a low level w.c. and double glazed rear aspect window.

Externally, the property offers front and side gardens laid mainly to lawn with fenced and hedged boundaries, off road parking, and a rear garden with a paved area. The property falls within council tax band A and allows smokers.

Located close to local shops, schools, local amenities with excellent road and bus links into Consett and Newcastle Upon Tyne.

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: £865.38

Rent: £750 pcm

Property Type: Semi-detached house

USPs: Garden, Allows smokers

Parking: Off Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

Double glazed entrance door, single radiator, double glazed side aspect door, stairs to the first floor.

Lounge

Double glazed front aspect window, double radiator, built in cupboard.



Dining Room

Double glazed side aspect window, double radiator.



Kitchen

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, hob and extractor hood over, space for a washing machine, partly tiled walls, double radiator, double glazes rear aspect window.



First floor landing

Double glazed side aspect window, access to roof space.

Bedroom One

Double glazed front aspect window, single radiator.



Bedroom Two

Double glazed rear aspect window, single radiator.



Bedroom Three

Double glazed front aspect window.



Bathroom

White two piece suite comprising panelled bath, pedestal wash hand basin, partly tiled walls, double radiator, built in cupboard with combination boiler, double glazed rear aspect window.



Separate W.C.

Low level w.c. single radiator, double glazed rear aspect window.



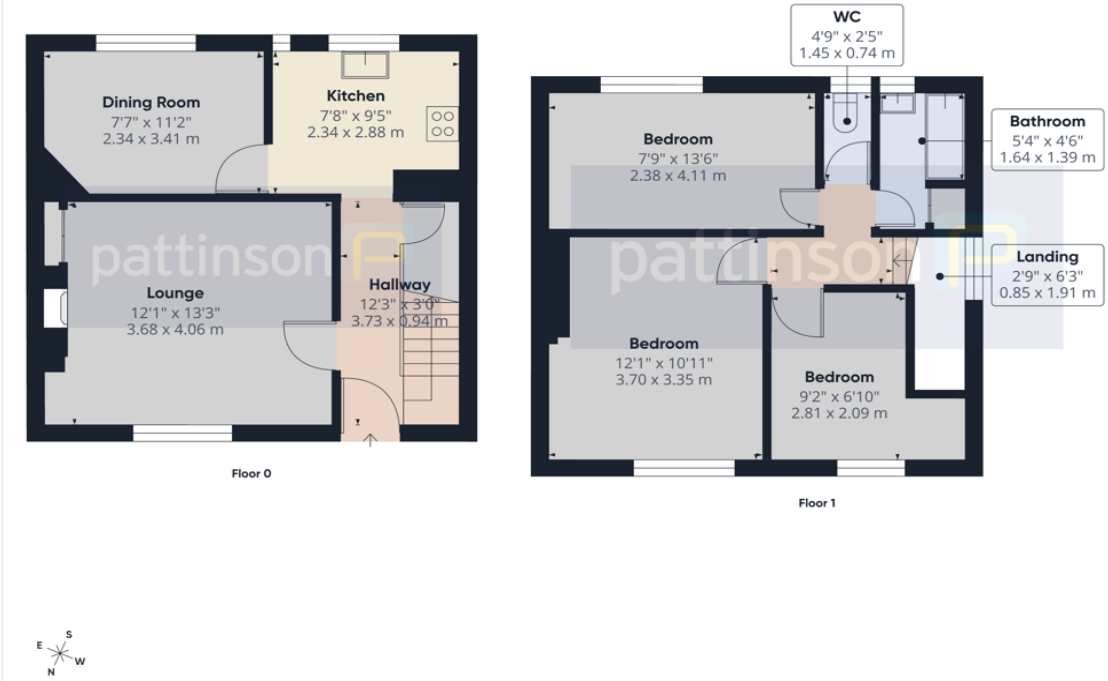
Front and side gardens

Laid mainly to lawn, fenced and hedged boundaries, off road parking.

Rear garden

Laid mainly to lawn, paved area. fenced and hedged boundaries.





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

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