



## 2 bed terraced house to rent in

Cravens Cottages, Station Town, Wingate,  
Durham, TS28 5EQ

# £525 pcm

 x 2  x 1  x 1

Driveway parking

Unfurnished

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Downstairs W/C
- ✓ Driveway
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for rent this two-bedroom terraced property situated on Cravens Cottages, Wingate.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : living room, dining area, kitchen and downstairs W/C are located on ground floor. Two bedrooms and family bathroom located on the first floor.

Externally the property offers a paved driveway to the front elevation. Fully enclosed and low maintenance yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

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: £605.77

Rent: £525 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Driveway

Heating: Gas

## External Front

Blocked paved driveway to the front elevation.



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## Entrance Way

1.00m x 0.90m (3'3" x 2'11")

Access via composite door and carpet.

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## Living Room

3.80m x 3.70m (12'5" x 12'1")

Double glazed window to the front elevation, radiator and carpet.



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## Kitchen

4.60m x 2.80m (15'1" x 9'2")

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, storage cupboard, radiator, electric cooker, oven, plumbed for washing machine and vinyl flooring.



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## W/C

1.80m x 1.70m (5'10" x 5'6")

Double glazed window to the rear elevation, two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap and laminate flooring.



## Bedroom 1

4.60m x 3.60m (15'1" x 11'9")

Double glazed window to the front elevation, radiator and laminate flooring.



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## Bedroom 2

3.00m x 2.40m (9'10" x 7'10")

Double glazed window to the rear elevation, radiator and laminate flooring.



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## Bathroom

2.10m x 2.10m (6'10" x 6'10")

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless mixer tap, radiator, cladded walls and vinyl flooring.



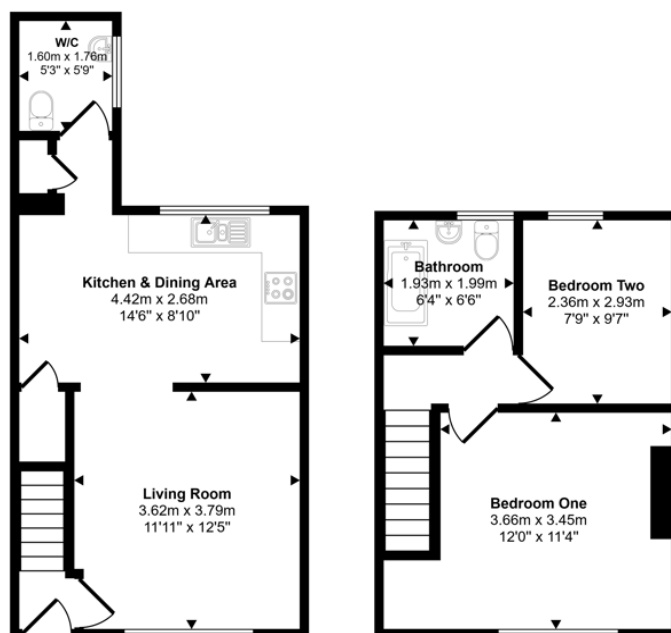
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## External Rear

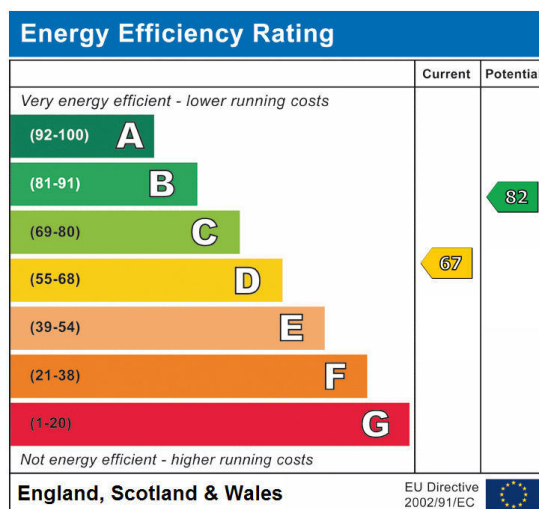
Fully enclosed and low maintenance yard to the rear elevation.



Approx Gross Internal Area  
64 sq m / 686 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.



Cravens Cottages, Station Town, Wingate, Durham, TS28 5EQ

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

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