



### 3 bed terraced house to rent in

Richard Street, Hetton-le-Hole, Houghton  
Le Spring, Tyne and Wear, DH5 9HN

## £700 pcm

 x 3  x 1  x 1

On Street parking

Unfurnished

### Property features

- ✓ Three bedrooms
- ✓ Two reception rooms
- ✓ Bathroom & Separate Shower
- ✓ Private rear yard
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to welcome to the market this well presented three bed family home, situated in the popular area of Richard Street, Hetton-Le-Hole, Houghton-Le-Spring. Perfectly positioned within close proximity to local amenities, popular local schools, great public transport and major road links via A690. Also within walking distance to Hetton Lyons Country Park and local shops, such as Tesco Express, as well as being a short driving distance to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This impressive family home is spacious throughout and briefly comprises:- Entrance/hallway, lounge, dining room, fitted kitchen and a three piece bathroom. To the first floor lies three well proportioned bedrooms and a shower room, externally to the rear there is private yard.

Early Viewing come highly recommended to appreciate the standard and size of this property. Please call our Houghton branch to arrange a 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: £894.23

Rent: £700 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring a radiator and under stair storage cupboard. The hallway also gives access to the dining room and first floor staircase.

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## Living Room

4.00m x 4.00m (13'1" x 13'1")

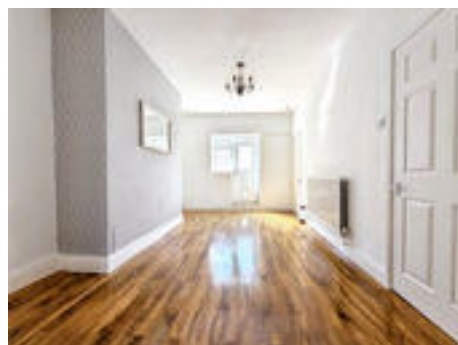
Spacious lounge with laminate flooring, radiator and a double glazed front aspect window. The lounge also gives open flow access to the dining room.



## Dining Room

4.90m x 3.20m (16'0" x 10'5")

The diner has laminate flooring, radiator, double glazed rear aspect window and and external door leading to the rear garden.



## Kitchen

4.70m x 1.90m (15'5" x 6'2")

Fitted kitchen benefiting from a range of upper lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and dishwasher. Laminate flooring, tile splash back, radiator and a double glazed rear aspect window



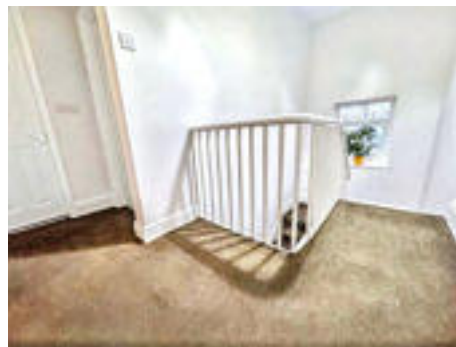
## Bathroom

1.40m x 1.70m (4'7" x 5'6")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Tile flooring, tiled splash back, radiator and a double glazed front aspect window.



## Landing & stairs

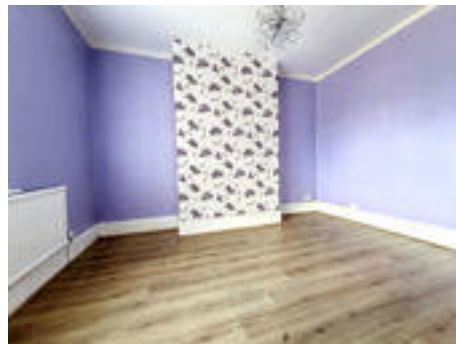


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## Bedroom 1

4.00m x 3.40m (13'1" x 11'1")

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



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## Bedroom 2

3.80m x 3.20m (12'5" x 10'5")

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

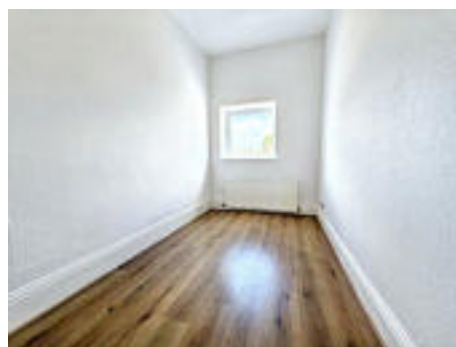


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## Bedroom 3

4.00m x 1.90m (13'1" x 6'2")

Third bedroom with laminate flooring, radiator and a double glazed front aspect window.



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## Shower room

2.10m x 1.20m (6'10" x 3'11")

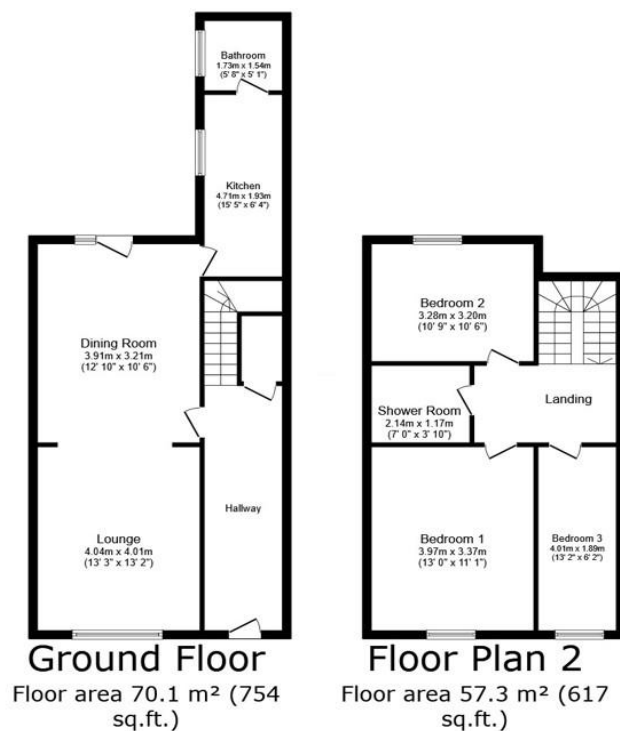
The shower room benefits from a walk-in shower, W.C and hand wash basin with vanity cupboards. Tile flooring, tiled splash back and a radiator.



## External

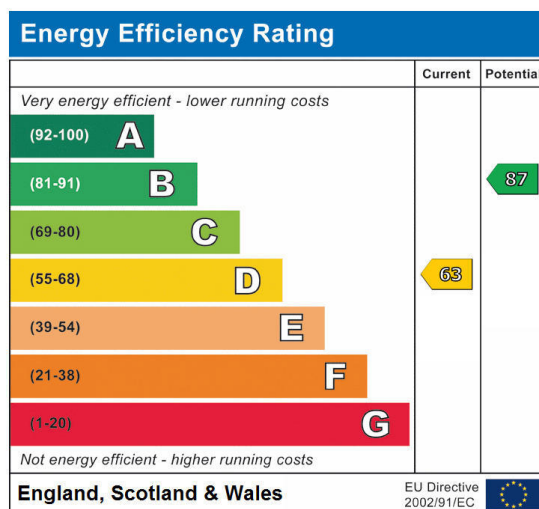
Externally to the rear there is a fully enclosed and private yard.





TOTAL: 127.4 m<sup>2</sup> (1,371 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Richard Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9HN

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

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