



3 bed semi-detached house to rent in NE22

Cherrytree Drive, Bedlington, Bedlington, Northumberland, NE22 7LP

£795 pcm

 x3  x1  x1

Driveway & Garage parking

Property features

- ✓ Unfurnished
- ✓ Available September '26
- ✓ Three Bedrooms
- ✓ Lovely Location
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ 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

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available September 2026.

We offer a pleasant semi-detached home, located within the lovely cul-de-sac of Cherrytree Drive, Bedlington. We feel Beaufront Park is perfectly placed as the town centre amenities, shops and supermarkets are within arm's reach. The countryside walks of Gallagher Park are also located on the doorstep.

The home comes with a Westerly aspect rear garden, driveway and garage. Inside, the home briefly comprises: entrance hall, living room, dining room and kitchen. On the first floor you find three bedrooms and a family bathroom.

Please contact the local lettings team to obtain further information or to arrange an internal 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: B

Deposit: £917.30

Rent: UNFURNISHED £795 pcm

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance

Entrance door opening into the porch. Access into the open-plan reception rooms.

Open-Plan Living and Dining Room

A lovely open space with the dining area located to the front and the living area to the rear. Off the living room French doors open into a Westerly facing conservatory. A staircase leads to the first floor accommodation and there is access into the fitted kitchen. Central heating radiator and a double glazed window to the front.



Dining Area Image



Conservatory

A comfortable space which looks out onto the private rear garden.



Fitted Kitchen

Located to the rear and fitted with a range of wall and base units with complementing work surfaces and tiled splash backs. Built-in gas hob, oven and extractor hood, space and plumbing for washing machine, space for fridge/freezer. Double glazed window to the rear elevation.



First Floor Landing

Access into the bathroom and bedrooms.

Bedroom One

A double room with fitted wardrobes and bedside cabinets, double glazed window to the rear with a pleasant outlook, central heating radiator.



Bedroom Two

Another double room with a double glazed window and central heating radiator.



Bedroom Three

A quirky room situated to the front with a double glazed dormer window and central heating radiator.

Bathroom

A white three piece suite comprising: bath with shower over, low level WC and wash hand basin. Tiling to walls, central heating radiator and double glazed frosted window to the front.



Outside

Occupying a good plot, boasting a Westerly aspect rear garden which overlooks the allotments. There is a driveway, allowing for off-road parking and an attached garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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