



2 bed terraced house to rent in

Seventh Street, Horden, Peterlee,
Durham, SR8 4LX

£500 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

 EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Charming Two-Bedroom Terraced Home – Ideal Rental Opportunity

Situated in the popular residential area of Horden, Peterlee, this well-presented two-bedroom terraced home offers comfortable and modern accommodation, making it an excellent choice for professionals, couples, or small families.

The property features two generously sized bedrooms, both tastefully decorated in neutral tones to create a bright and relaxing atmosphere. Each room offers ample space for bedroom furniture and practical storage.

To the ground floor, the spacious lounge provides a welcoming living space, enhanced by high ceilings and an abundance of natural light. Perfect for both relaxing and entertaining, the room flows seamlessly through to the contemporary fitted kitchen.

The modern kitchen is well-equipped with a range of wall and base units, integrated oven, hob, and extractor hood, offering both style and practicality for everyday living.

Completing the accommodation is a stylish family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin, and low-level WC.

Externally, the property enjoys a convenient location within easy reach of local shops, schools, parks, and excellent transport links, including Horden Railway Station and the A19, making commuting simple.

Offering a fantastic combination of space, comfort, and convenience, this attractive home is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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: £576.92

Rent: £500 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Seventh Street, Horden, Peterlee, Durham, SR8 4LX

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

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RICS

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