



3 bed semi-detached house to rent in SR5

Cramlington Road, Sunderland, Tyne and Wear, SR5 3TB

£850 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Available from 20th August
- ✓ 3 Bedroom
- ✓ Close to Local Amenities
- ✓ EPC rating C
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this charming three-bedroom semi-detached residential rental property in the vibrant city of Sunderland. The house boasts a spacious reception area that effortlessly combines living and dining space into one homely environment.

The home features three generously sized bedrooms, all of which are tastefully finished and filled with natural light, providing a cosy and inviting personal space. The single bathroom is well-appointed with modern fixtures and fittings, providing both convenience and style.

The open reception area perfectly complements the modern kitchen, which is fully fitted with contemporary appliances, ensuring a great space for all your gastronomy needs.

Built to a high standard, this property embodies comfortable and convenient living, and would provide an ideal base for those looking for a family-friendly area or a fresh start. Sunderland offers an array of amenities nearby, from local shops, dining establishments, and excellent transport links promising easy commutes.

This property is highly recommended for those seeking the comfort and tranquility of a semi-detached home, with the added benefits of city living. Please get in touch for more information or 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: £980.77

Rent: £850 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: On Street

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(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 

Cramlington Road, Sunderland, Tyne and Wear, SR5 3TB

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

51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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