



2 bed terraced house to rent in

Chestnut Street, Ashington,
Northumberland, NE63 0QR

£625 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedroom Terraced House
- ✓ Immaculate Throughout
- ✓ Garden to the rear
- ✓ Available For Move In Now
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Welcoming this delightful two bedroom terraced house on Chestnut street which is now available for rent. Situated in the charming and friendly neighbourhood of Ashington. The property is beautifully presented and ideally located within walking distance of local schools, shops, leisure facilities and travel links including the new train station.

As you step into the house, to the ground floor there's a kitchen, lounge and ground floor bathroom.

To the first floor there is two cosy bedrooms. Externally to the front there is on-street parking available and to the rear a garden.

Contact our Ashington team to schedule a viewing. 01670568096 - ashington@pattinson.co.uk

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: £650.00

Rent: £625 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Front External

On-Street parking available, internal large storage cupboard (brown wooden door)



Lounge

Window to rear, wood effect flooring throughout, radiator.



Kitchen

Main access door to front, window to front. A modern kitchen fitted with a range of neutral wall, floor and drawer units with wood effect worktop, electric oven and hob with splashback, stainless steel sink and drainer with mixer tap, wood effect flooring, radiator.



Bathroom

Frosted window to front. Fitted with a three piece white suite which includes a panelled bath with hand held shower, pedestal wash hand basin, push button w.c, pvc panelled walls, wood effect vinyl flooring, radiator and a large storage cupboard containing the gas combi boiler.



First Floor Landing

Window to front.



Bedroom One

Window to rear, radiator.



Bedroom Two

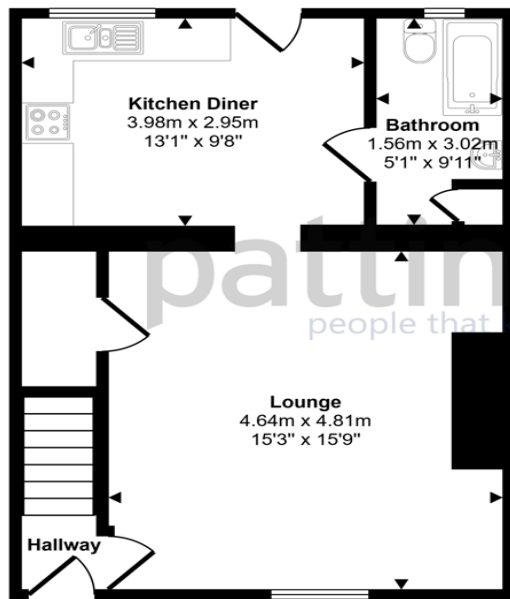
Window to rear, radiator.



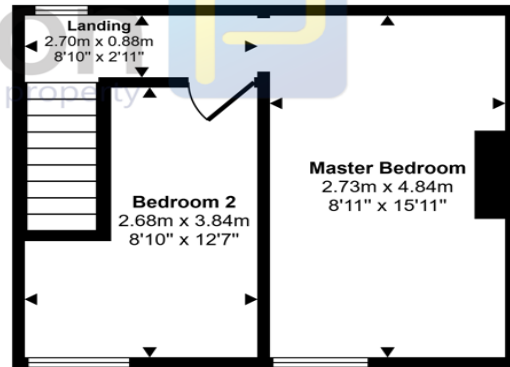
Garden

To the rear.

Approx Gross Internal Area
73 sq m / 781 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft



First Floor
Approx 27 sq m / 288 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestnut Street, Ashington, Northumberland, NE63 0QR

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk,
www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

