



3 bed semi-detached house to rent in NE22

Whitsun Grove, Bedlington,
Northumberland, NE22 5BD

£850 pcm

 x3  x1  x2

On Street parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Unfurnished & Available Now!
- ✓ Close To Schools and Amenities
- ✓ Generous Sized Dining Kitchen
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A lovely home, nicely positioned facing Doctor Pit Park, Bedlington. The town centre amenities, schools and supermarkets are all within very close proximity and the woodland walks Gallagher Park has to offer is also within easy reach.

The home is spacious and offers neat and tidy ready-to-move-into accommodation. An entrance porch is useful and leads into a pleasant open-plan living room. The dining kitchen is located to the rear and the kitchen offers a comprehensive range of units and preparation work surfaces. Off the kitchen there is a utility room with onward access into the enclosed private rear garden/yard.

On the upper floor level there is a modern white bathroom and three bedrooms, two good-sized doubles and a respectable sized single.

There is an abundance of storage within this home.

AVAILABLE NOW!

UNFURNISHED.

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: UNFURNISHED £850 pcm

Property Type: Semi-detached house

Parking: On Street

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Porch

A useful space with a composite entrance door, double glazed windows and access into the living room.

Living Room

5.40m x 3.44m (17'8" x 11'3")

A pleasant light and airy room situated to the front. Feature electric wall mounted fire, large under stairs storage cupboard, central heating radiator, laminate flooring and open-access into the dining kitchen.



Dining Kitchen

5.33m x 3.42m (17'5" x 11'2")

A generous space. The kitchen is fitted with a comprehensive range of wall and base units with ample preparation work surfaces. Integrated appliances include: dishwasher, electric oven, extractor and hob. Space for fridge freezer, double glazed window to the rear, sink unit with mixer taps, vertical radiator, central heating radiator onward access into the utility room.



A central staircase takes you to the first floor accommodation.

Additional Image



Utility Room

Wall mounted boiler, plumbing for washing machine, double glazed window and door leading into private rear garden/yard.

First Floor Landing

Access into the bathrooms, bedroom and loft.

Bedroom One

3.877m x 2.912m (12'8" x 9'6")

A nice double room situated to the front with fitted wardrobes and bedside cabinets. Double glazed window and central heating radiator.



Bedroom Two

3.559m x 3.309m (11'8" x 10'10")

Another double room with free-standing furniture, central heating radiator and a double glazed window to the rear elevation.



Bedroom Three

2.642m x 2.351m (8'8" x 7'8")

A double glazed window to the front and central heating radiator.



Bathroom

2.631m x 1.999m (8'7" x 6'6")

A modern white suite comprising: bath with shower over, low level WC and a wash hand basin. White wall tiling, double glazed window to the rear elevation, heated towel rail.



Additional Bathroom Image



Outside

There is a small plot to the front of the property and to the rear there is a nicely enclosed private garden/yard. Gated access provides access to parking at the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(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

Whitsun Grove, Bedlington, Northumberland, NE22 5BD

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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