



3 bed terraced house to rent in

Alderley Way, Cramlington,
Northumberland, NE23 2UF

£850 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Three bedroom home
- ✓ Open plan kitchen/diner
- ✓ Spacious living room
- ✓ Garden
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting a fantastic three-bedroom rental property, perfectly situated for those seeking convenient access to local travel routes. This well-presented home has been thoughtfully designed to cater to modern lifestyles, offering a generous living room ideal for relaxing or entertaining guests.

Step into the open plan kitchen and dining area, featuring contemporary fittings and ample space for family meals or social gatherings. The sleek, modern bathroom provides a touch of luxury.

The property boasts a private garden, perfect for enjoying outdoor activities, gardening, or simply unwinding. With its immaculate presentation throughout, this home is ready for immediate occupancy.

Enjoy the benefits of a sought-after location, offering easy travel connections for commuters and close proximity to local amenities, schools, shops, and green spaces, making everyday life both convenient and enjoyable.

Arrange a viewing today and discover the wonderful blend of style, space, and location that this outstanding 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: B

Deposit: £980.77

Rent: £850 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Living Room



Kitchen/diner



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(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

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

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cramlington@pattinson.co.uk, www.pattinson.co.uk**

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