



3 bed terraced house to rent in

Murton Lane, Easington Lane, Houghton
Le Spring, Tyne and Wear, DH5 0NB

£650 pcm

H x3 D x1 B x1

Allocated parking

Unfurnished

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Private Rear Yard
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**THREE BEDROOMS**TWO RECEPTION ROOMS***REAR YARD**POPULAR LOCATION****

Pattinson Estate Agents are happy to welcome to the rental market this spacious home, which boasts three bedrooms and is situated on the popular Murton Lane, Houghton-Le-Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools and Hetton Lyons Country Park, as well as being a short driving distance to Rainton Meadows Nature Reserve, Dalton Park Outlet, Sunderland & Durham City Centres.

This well presented property is spacious throughout and briefly comprises of:-Entrance/hallway, lounge, dining room, fitted kitchen and a three piece family bathroom. To the first floor lies three bedroom, externally there is a private rear yard.

Early viewings come highly recommended to appreciate this size and location of this home, please call our Houghton office 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: £750.00

Rent: £650 pcm

Property Type: Terraced House

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to the dining room.

Lounge

4.16m x 3.97m (13'7" x 13'0")

Spacious lounge with carpet, feature fireplace, a radiator and a double glazed front aspect window.



Dining Room

5.36m x 5.26m (17'7" x 17'3")

Separate diner with carpet flooring, a radiator and a double glazed rear aspect window.



Kitchen

2.60m x 2.19m (8'6" x 7'2")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink units and plumbing for a washing machine. Vinyl flooring, a radiator and a double glazed rear aspect window.



Bathroom

1.88m x 2.23m (6'2" x 7'3")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Tiled flooring, tiled walls, a radiator and a double glazed window.



Bedroom One

3.00m x 4.09m (9'10" x 13'5")

Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed window.



Bedroom Two

2.99m x 2.75m (9'9" x 9'0")

Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed window.



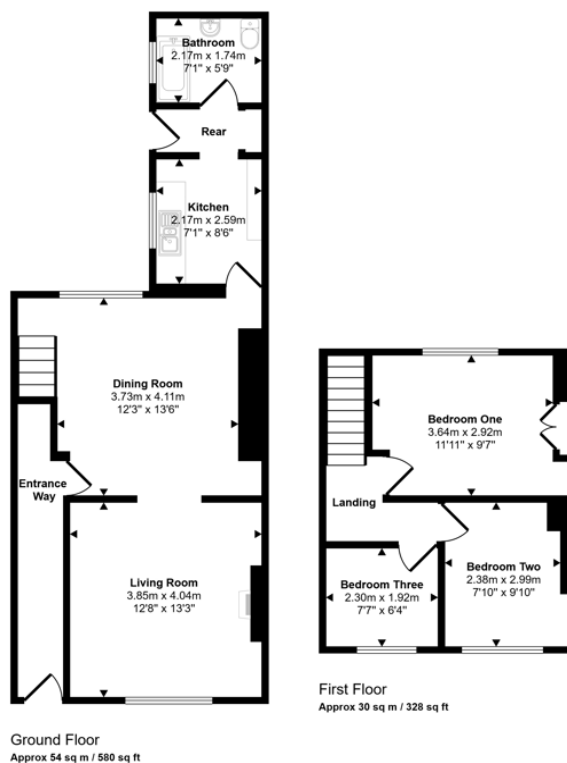
Bedroom Three

2.12m x 2.41m (6'11" x 7'10")

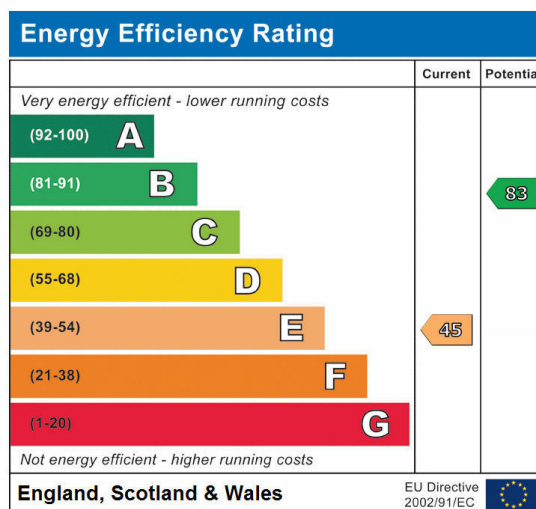
Third bedroom with carpet flooring, a radiator and a double glazed window.



Approx Gross Internal Area
84 sq m / 908 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.



Murton Lane, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0NB

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

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