



To rent

2 bed terraced house to rent in

Lilywhite Terrace, Easington Lane,
Houghton Le Spring, Tyne and Wear, DH5
0HE

£675 pcm

H x2 D x1 C x1

Allocated parking

Unfurnished

Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Modern Kitchen/Dining Area
- ✓ South/West Facing Garden
- ✓ 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**TWO DOUBLE BEDROOMS**IMPRESSIVE KITCHEN/DINING AREA**SOUTH/WEST FACING REAR YARD**POPULAR LOCATION****

Pattinson Estate Agents are excited to welcome to the market this spacious family home, which boasts a stylish kitchen/diner and two double bedrooms, situated on the popular street of Lilywhite Terrace, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via A19. Also within walking distance to popular local schools, as well as being a short driving distance to multiple country walks, Dalton Park Outlet, Sunderland & Durham City Centre's.

This well presented home is generously proportioned throughout and briefly consists:- Entrance/hallway, spacious lounge and a modern kitchen/dining area. To the first floor lies two double bedrooms and a stylish three piece bathroom, externally to the rear there is an enclosed yard, which benefits from being South/West facing.

Early viewings come highly recommended to appreciate the size, standard and location of this property. Please call our Houghton Branch 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: £778.85

Rent: £675 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and kitchen/diner.

Lounge

4.05m x 4.15m (13'3" x 13'7")

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



Kitchen/Dining Room

7.03m x 4.52m (23'0" x 14'9")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, composite sink unit, hide-a-way cupboard for a washing machine, integrated fridge, freezer and an oven with a ceramic hob. Tile flooring, tiled splash back, storage cupboard, two radiators, a double glazed window and an external door leading to the rear yard.



Bedroom One

3.46m x 4.12m (11'4" x 13'6")

Double bedroom with carpet flooring, a radiator and two double glazed front aspect windows.



Bedroom Two

3.91m x 2.27m (12'9" x 7'5")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.95m x 1.78m (9'8" x 5'10")

Modern three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and WC. Tile flooring, partly tiled walls, a heated towel rail and a double glazed rear aspect window.



External

Externally, to the rear there is a fully enclosed South/West facing yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Lilywhite Terrace, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0HE

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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