


To rent

1 bed apartment to rent in DH4

Front Street, Colliery Row, Houghton Le Spring, Tyne and Wear, DH4 6LR

£550 pcm

 x1  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ First Floor Apartment
- ✓ One Bedroom
- ✓ Located On The First Floor
- ✓ Open Plan Lounge/Diner
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****FIRST FLOOR APARTMENT**ONE BEDROOM**OPEN PLAN KITCHEN/DINER**POPULAR AREA****

Pattinson Estate Agents are pleased to bring to the rental market this spacious apartment situated in the popular area of Front Street, Colliery Row, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, excellent transport links and major road links via the A1(M). Also within walking distance to an array of popular schools, as well as being a short drive to both Elba Park, Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

The property is situated on the first floor and is spacious throughout, briefly comprises; Apartment entrance, spacious lounge/diner, fitted kitchen, a double bedroom and a three piece bathroom.

Early viewing comes highly recommended to appreciate the size and location of this apartment. 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: £634.62

Rent: £550 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

Heating: Gas

Apartment Entrance

Property entrance leading directly to the kitchen.

Lounge/Dining Room

3.42m x 5.96m (11'2" x 19'6")

Open plan lounge/diner has carpet flooring, two radiators and two double glazed windows.



Kitchen

3.25m x 3.35m (10'7" x 10'11")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for washing machine and an integrated oven with a hob. Vinyl flooring, tiled splash back, double glazed window and an internal door leading to the hallway.



Bedroom

4.86m x 2.53m (15'11" x 8'3")

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



Bathroom

2.27m x 1.84m (7'5" x 6'0")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, UPVC cladded walls and a radiator.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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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RICS

Client Money Protection

