



**To rent**

## 2 bed terraced house to rent in

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

# £650 pcm

**H x2   D x1   C x1**

## Property features

✓ EPC Rating D

On Street parking

Unfurnished

## Key Information

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

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*MODERN FOUR PEICE BATHROOM\*\*ENCLOSED REAR YARD\*\*OPTION OF OFF ROAD PARKING\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this deceptively spacious two bedroom home, 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 spacious throughout and briefly consists:- Entrance/hallway, lounge, a separate dining room and a fitted kitchen. To the first floor lies two double bedrooms and a modern four piece bathroom, externally to the rear there is an enclosed yard, which gives the option of off road parking.

Early viewings come highly recommended to appreciate the size 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: £698.08

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring and a radiator.

---

## Living Room

4.30m x 4.10m (14'1" x 13'5")

Spacious lounge with laminate flooring, a feature gas fireplace, a radiator and a double glazed front aspect window. The lounge also gives open flow access to the dining room.

---

## Dining Room

4.10m x 4.40m (13'5" x 14'5")

Separate diner with laminate flooring, a bare brick feature wall, a radiator and an external door leading to the rear yard.

---

## Kitchen

4.90m x 2.20m (16'0" x 7'2")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, composite sink unit, plumbing for a washing machine and space for a free standing oven. Tiled flooring, tiled splash, a storage cupboard, a radiator, double glazed window and an external door leading to the rear garden.

---

## Bedroom 1

4.00m x 5.20m (13'1" x 17'0")

Double bedroom with laminate flooring, fitted wardrobes, a radiator and a double glazed front aspect window.

---

## Bedroom 2

4.40m x 3.30m (14'5" x 10'9")

Double bedroom with laminate flooring, fitted wardrobes, a radiator and a double glazed front aspect window.

---

## Bathroom

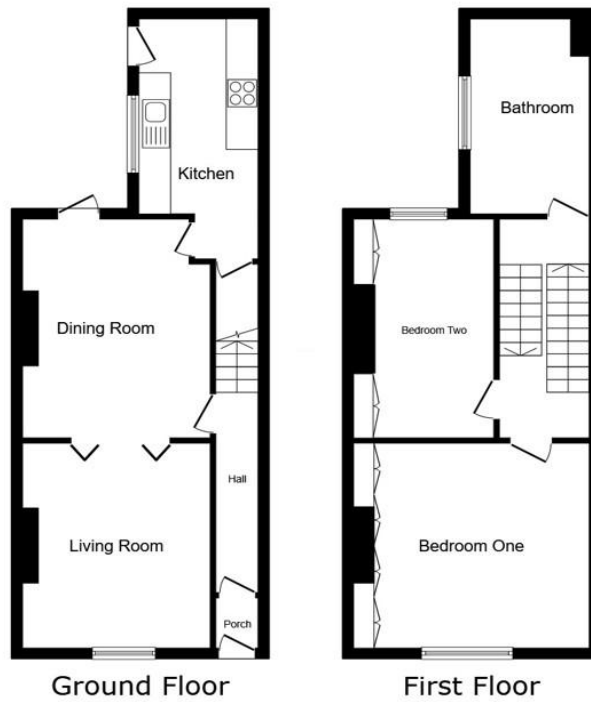
3.70m x 2.20m (12'1" x 7'2")

Modern four piece bathroom benefiting from a paneled bath, walk-in shower, hand wash basin and a W.C. Laminate flooring, ceramic tiled walls, heated towel rail and a double glazed rear aspect window.

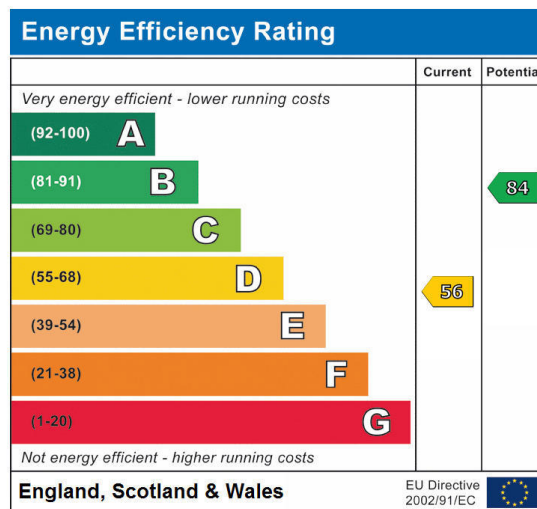
---

## Externally

Externally to the rear there is a private yard, which gives the option of off road parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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

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](mailto:houghton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

**Client Money Protection**

