

3 bed semi-detached house to rent in SR7

Hill Crescent, Murton, Seaham, Durham, SR7 9EW

£625 pcm

x 3 x 1 x 1

Driveway parking

Unfurnished

Property features

- Council Tax Band A
- EPC D
- Available Immediately
- gardens Front and Rear
- EPC Rating D

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

New to the rental market is this 3 bedroom terraced house on Hill Crescent. Located within the quiet residential area of Murton, there are great transportation links to the surrounding areas, such as Sunderland City Centre and Dalton Park. Within close proximity to the A19, this property allows for easy access across the North East. Available now, this property comes with a private garden to the rear, gas central heating and three bedrooms

The property briefly comprises: - Entrance hall, lounge, kitchen and downstairs w/c to the ground floor with family bathroom and three bedrooms to the first floor.

To arrange a viewing, please call our Houghton office or email at houghton@pattinson.co.uk

Affordability is calculated as 36x rent (Per Annum) - £22,500

Move in within 4 weeks

Applicants must view the property

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: £650.00

Rent: £625 pcm

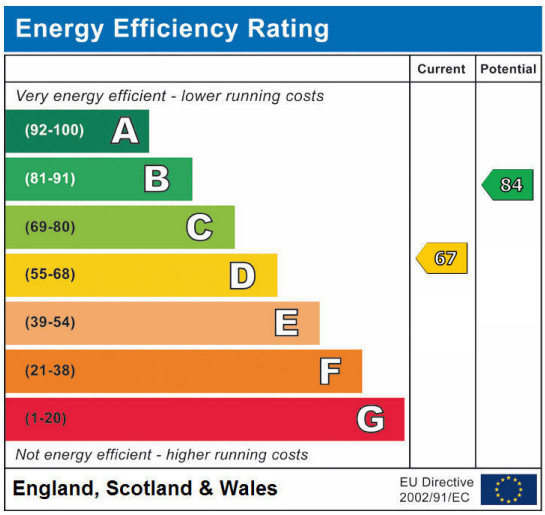
Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway

Heating: Gas





Hill Crescent, Murton, Seaham, Durham, SR7 9EW

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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