




To rent

3 bed terraced house to rent in

Victoria Street, Shotton Colliery, Durham,
Durham, DH6 2QN

£750 pcm

 x3  x1  x2

Allocated parking

Unfurnished

Property features

 EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Deceptively Spacious Three-Bedroom Mid-Terraced Home – Victoria Street, Shotton Colliery

A deceptively spacious three-bedroom mid-terraced home, ideally situated on the popular Victoria Street in Shotton Colliery.

The property is conveniently located for a range of local amenities, including shops and schools, while also benefiting from excellent road links to the city and the A19, making it an ideal choice for commuters and families alike.

Offering generous living accommodation arranged over three floors, the property briefly comprises two reception rooms, a kitchen, family bathroom and ground-floor WC.

To the first floor are two well-proportioned bedrooms and the family bathroom, while the third floor provides a further spacious double bedroom.

Externally, the property benefits from an enclosed rear yard with access to the rear lane.

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: £865.38

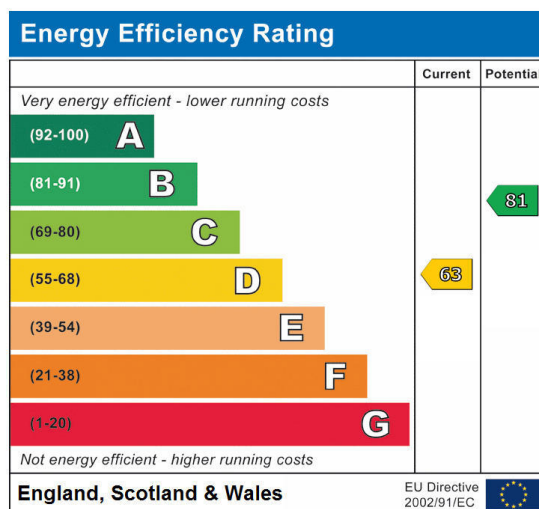
Rent: £750 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: Allocated

Heating: Air Source Heat Pump



Victoria Street, Shotton Colliery, Durham, Durham, DH6 2QN

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk,
www.pattinson.co.uk**

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