

**To rent**

3 bed semi-detached house to rent in TS20

Gladesfield Road, Norton,
Stockton-on-Tees, Durham, TS20 2HS

£795 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Popular Norton Location
- ✓ Close to Local Amenities & Transport Links
- ✓ Separate Utility & Downstairs WC
- ✓ Modern Kitchen/Dining Area
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to let this well-proportioned three-bedroom semi-detached property, situated on Gladesfield Road in Norton, Stockton-on-Tees.

The accommodation begins with an entrance leading into the hallway, with access to a comfortable lounge and a spacious kitchen/dining area providing plenty of room for everyday family living and dining. The ground floor also benefits from a separate utility area and a convenient downstairs WC. To the first floor are three bedrooms together with a family bathroom.

Externally, the property benefits from gardens to both the front and rear, providing useful outdoor space.

Well positioned for access to Norton and Stockton, with local shops, schools, amenities and transport links within easy reach, this property would make an ideal family home.

Early viewing is recommended.

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: B

Deposit: £917.31

Rent: £795 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: On Street

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Entrance



Lounge



Kitchen/Dining Area



Utility Area & W/C



Stairs to First Floor

Bedroom One



Bedroom Two



Bedroom Three



Bathroom W/C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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 

Gladesfield Road, Norton, Stockton-on-Tees, Durham, TS20 2HS

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

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,
norton@pattinson.co.uk, www.pattinson.co.uk**

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