

**To rent**

3 bed terraced house to rent in

Rose Crescent, Houghton Le Spring,
Durham, DH4 6ED

£850 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ End Of Terrace Family Home
- ✓ Three Bedrooms
- ✓ Two Car Driveway
- ✓ Private Rear Garden
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****END OF TERRACE FAMILY HOME**THREE BEDROOMS**TWO CAR DRIVEWAY**PRIVATE REAR GARDEN**SOUGHT AFTER LOCATION****

Pattinson Estate Agents are pleased to welcome to the rental market this well presented end of terrace family home, which boasts three bedrooms and is situated highly desirable location of Rose Crescent, Bournmoor Houghton Le Spring. Perfectly positioned with in close proximity to local shops and other amenities, great public transport links and perfect for commuting via the A1 (M). Also within walking distance Bournmoor Primary School and Elba Park, as well as being a short drive to Waldrige Fell Country Park, Sunderland & Durham City Centres.

This impressive family residence is spacious throughout and briefly comprises:- Entrance/porch, lounge, kitchen/dining room, a rear hallway, which leads to the rear outhouse/utility and rear garden. To the first floor lies three well proportioned bedrooms and a new three piece bathroom, externally to the front there is a garden and a two car driveway, to the rear there is a fully enclosed garden, which benefits from not being overlooked.

Early viewing come highly recommended to appreciate the size and location. 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: £980.77

Rent: £850 pcm

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

Entrance/Porch

0.94m x 2.21m (3'1" x 7'3")

Property entrance leading to the porch, which has carpet flooring and a double glazed window.

Lounge

4.74m x 3.33m (15'6" x 10'11")

Spacious lounge with carpet flooring, a feature fireplace, radiator, front and back double glazed windows.



Kitchen/Dining Room

4.72m x 3.43m (15'5" x 11'3")

The kitchen/diner benefits from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink, plumbing for a washing machine, integrated dual ovens and gas hob. Vinyl flooring, tiled splash back, a radiator, front and rear double glazed windows. The kitchen/diner also leading to the rear hallway, which has a storage cupboard.



Bedroom One

3.70m x 3.36m (12'1" x 11'0")

Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



Bedroom Two

2.98m x 3.48m (9'9" x 11'5")

Double bedroom with carpet flooring, storage cupboard, radiator and a double glazed front aspect window.



Bedroom Three

2.01m x 2.37m (6'7" x 7'9")

Third bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bathroom

1.63m x 2.43m (5'4" x 7'11")

A newly fitted three piece bathroom benefiting from a walk-in shower, hand wash basin and WC. Vinyl flooring, UPVC cladded walls, a heated towel rail and a double glazed rear aspect window.



External

Externally to the front there is a garden and two car driveway, there is also open access to the rear garden. To the rear lies a good sized garden, which benefits from not being overlooked. There is also a brick built outhouse adjacent to the property, which has plumbing for a washing machine.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Rose Crescent, Houghton Le Spring, Durham, DH4 6ED

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

