



2 bed semi-detached house to rent in DH6

Derwent Terrace, South Hetton, Durham, Durham, DH6 2UJ

£675 pcm

 x2  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Driveway
- ✓ Two bedroom Semi -Detached
- ✓ Natural Décor
- ✓ Rear garden with lawn and paved areas
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

18 Derwent Terrace, South Hetton, DH6 2UJ — £675 PCM

Pattinson Estate Agents are pleased to welcome to the rental market this two-bedroom semi-detached home on Derwent Terrace, South Hetton. Benefiting from a generous front driveway and a rear garden, the property offers both off-street parking and outdoor space.

The accommodation includes a lounge and a fitted kitchen featuring grey gloss units, contrasting work surfaces, tiled splashbacks and a built-in oven, hob and extractor hood. A bathroom provides a white three-piece suite, while the two bedrooms benefit from useful storage.

Externally, the front driveway provides off-street parking, with a pathway extending along the side of the property. To the rear is a garden with a lawn, paved areas and borders.

Contact Pattinson's Consett branch for further information or 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: £778.85

Rent: £675 pcm

Property Type: Semi-detached house

USPs: Garden, Allows smokers

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External

To the front of the property is a generous paved driveway providing off-street parking, with fenced boundaries and a pathway leading along the side of the house.



Living Room

4.03m x 3.44m (13'2" x 11'3")

A neutrally decorated lounge with grey fitted carpet, a chimney breast with alcoves, a window with vertical blinds and a radiator beneath.



Kitchen

2.38m x 4.45m (7'9" x 14'7")

Fitted with grey gloss wall and base units, contrasting dark work surfaces and white tiled splashbacks. Incorporating a built-in oven, hob and extractor hood, alongside a stainless steel sink with drainer and space for a washing machine. With two windows providing natural light, a radiator and grey herringbone-effect flooring.



Bathroom

2.71m x 1.74m (8'10" x 5'8")

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, pedestal wash basin and WC. With partially tiled walls, grey wood-effect flooring, a radiator and a frosted window providing natural light.



Bedroom One

4.00m x 3.48m (13'1" x 11'5")

With neutral décor, grey fitted carpet, dado rail and recessed ceiling spotlights. A window with vertical blinds provides natural light, with a radiator beneath and a built-in storage cupboard.



Bedroom Two

2.35m x 3.63m (7'8" x 11'10")

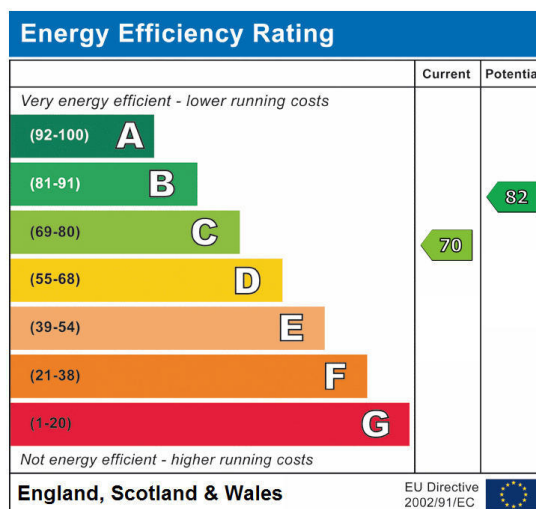
With neutral décor, grey fitted carpet, a window providing natural light and a radiator beneath. An open storage recess with shelving provides useful additional storage.



Garden

A rear garden featuring a lawn, paved areas and a pathway running alongside planted borders, with timber fencing marking the boundaries.





Derwent Terrace, South Hetton, Durham, Durham, DH6 2UJ

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

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