

**To rent**

3 bed terraced house to rent in

Houghton Road, Hetton-le-Hole,
Houghton Le Spring, Tyne and Wear, DH5
9PN

£850 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Deceptively Spacious
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Rear Yard
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**THREE BEDROOMS**TWO RECEPTION ROOMS**REAR YARD**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this well presented, spacious three bed family home, situated on the popular Houghton Road, Hetton Le Hole. Perfectly located close to local shops and other amenities, popular schools with fantastic public transport and major road links via the A690. Also within walking distance to Hetton Lyons Country Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This impressive family home is spacious throughout and briefly consists:- Entrance/hallway, lounge, dining room, modern kitchen and a three piece bathroom. The first floor gives access to three well proportioned bedrooms and a separate W.C, externally to the front there is an enclosed forecourt and yard to the rear.

Early viewings come highly recommended to appreciate the size, standard and location of this family home. Please call our Houghton Branch on 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: B

Deposit: £980.77

Rent: £850 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading the hallway, which has carpet flooring and a radiator.



Lounge

4.70m x 3.82m (15'5" x 12'6")

Spacious lounge with carpet flooring, a feature fireplace, radiator and a double glazed front aspect bay window.



Dining Room

4.32m x 3.86m (14'2" x 12'7")

Separate dining room with carpet flooring, a feature bare brick fireplace, radiator and a double glazed rear aspect window.



Kitchen

4.59m x 2.09m (15'0" x 6'10")

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting work surfaces and matching up-stands, stainless steel sink unit, integrated microwave, fridge/freezer and an oven with a ceramic hob. Laminate flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.03m x 1.90m (6'7" x 6'2")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Vinyl flooring, partly tiled walls a radiator and a double glazed rear aspect window.



Bedroom One

4.08m x 4.95m (13'4" x 16'2")

Double bedroom with carpet flooring, radiator and two double glazed front aspect windows.



Bedroom Two

4.39m x 2.99m (14'4" x 9'9")

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



Bedroom Three

3.52m x 2.08m (11'6" x 6'9")

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



W/C

0.84m x 1.15m (2'9" x 3'9")

Convenient W.C located on the first floor has carpet flooring, a radiator and double glazed window.



External

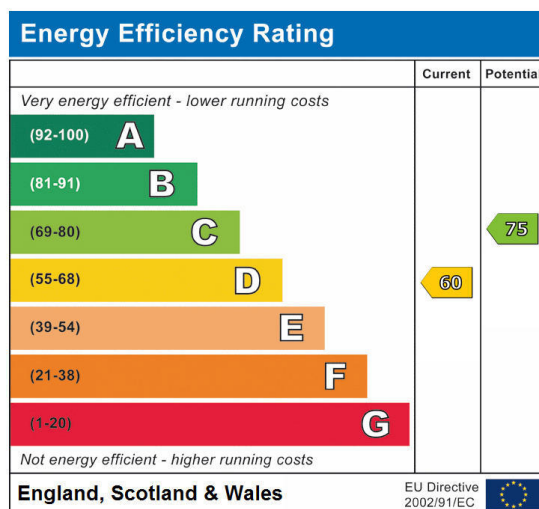
Externally to the front there is an enclosed forecourt and yard to the rear.





Total floor area: 105.4 sq.m. (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Houghton Road, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9PN

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

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