

2 bed terraced house to rent in

Hexham Gardens, Moorside, Consett, Durham, DH8 8LQ

£675 pcm

x 2 x 1 x 1

Driveway parking

Unfurnished

Property features

- Two Well-Proportioned Double Bedrooms
- Spacious Lounge With Patio Doors To Rear Garden
- Driveway Providing Off-Street
- Enclosed Low-Maintenance Rear Garden
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this well-proportioned two-bedroom mid terraced property, situated on Hexham Gardens in Consett. Offering spacious accommodation across two floors, two double bedrooms, off-street parking and an enclosed rear garden, the property is well suited to a range of prospective tenants.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a kitchen/diner fitted with a range of wall and base units, an integrated electric oven and gas hob, and a spacious lounge benefiting from built-in storage and two sets of double-glazed patio doors providing direct access to the rear garden. A ground floor cloakroom with WC and wash hand basin completes the ground floor accommodation.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, alongside a family bathroom fitted with a white suite comprising a bath with electric shower over, pedestal wash hand basin and WC.

Externally, the property benefits from a driveway to the front providing off-street parking for one vehicle. To the rear is an enclosed, low-maintenance garden incorporating a paved patio and gravelled area, together with an external water supply.

Situated in the Moorside area of Consett, the property is conveniently positioned for access to a range of local amenities, including convenience stores, a pharmacy and nearby primary schools such as Moorside Primary Academy and The Grove Primary School. Consett town centre offers a wider selection of supermarkets, shops, cafés, restaurants and leisure facilities. The area also benefits from nearby bus stops and access to the surrounding road network, providing connections to neighbouring towns and the wider North East region.

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: Terraced House

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a part-glazed wooden entrance door, the hallway features carpeted flooring, a central heating radiator and stairs leading to the first floor.

Kitchen / Diner

3.55m x 2.28m (11'7" x 7'5")



Positioned to the front of the property, the kitchen/diner benefits from a double-glazed window and is fitted with a range of wall and base units with roll-top work surfaces incorporating a stainless steel sink. Integrated appliances include an electric oven, four-ring gas hob and extractor hood, with additional plumbing provided for a washing machine. The room also houses the gas combination boiler and features vinyl flooring and a central heating radiator.

Lounge

4.47m x 3.13m (14'7" x 10'3")



A spacious reception room featuring carpeted flooring, a central heating radiator and useful built-in storage. Two sets of double-glazed patio doors provide access to the enclosed rear garden and allow natural light into the room.

Ground Floor Cloakroom

1.40m x 0.98m (4'7" x 3'2")



Fitted with a WC and wall-mounted wash hand basin, the cloakroom also benefits from a front-facing double-glazed window, central heating radiator and carpeted flooring.

First Floor Landing

The landing provides access to the first floor accommodation and features carpeted flooring, a central heating radiator and access to the loft space.

Bedroom One

4.47m x 2.33m (14'7" x 7'7")



A well-proportioned double bedroom positioned to the front of the property, benefiting from a double-glazed window, built-in storage, carpeted flooring and a central heating radiator.

Bedroom Two

4.47m x 2.60m (14'7" x 8'6")

A further well-proportioned double bedroom overlooking the rear of the property, featuring a double-glazed window, carpeted flooring and a central heating radiator.



Family Bathroom

2.29m x 1.63m (7'6" x 5'4")

Fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin and WC. The bathroom benefits from partially tiled walls, vinyl flooring, an extractor fan and a central heating radiator.



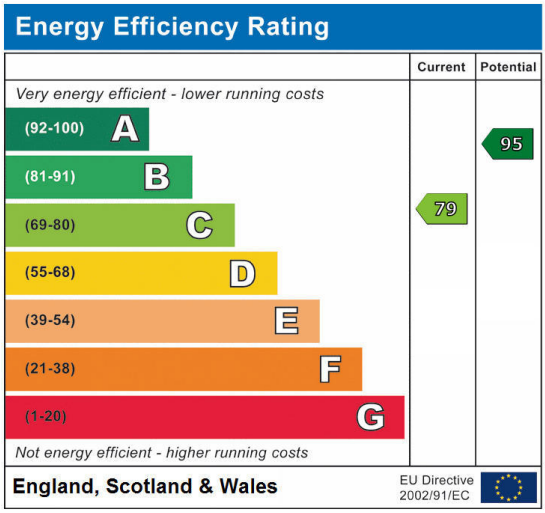
Externally

To the front of the property is a paved access path and driveway providing off-street parking for one vehicle.

The rear the property benefits from an enclosed, low-maintenance rear garden comprising a paved patio area and gravelled section. An external water supply is also provided. The garden can be accessed directly from the lounge via two sets of patio doors.







Hexham Gardens, Moorside, Consett, Durham, DH8 8LQ

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

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