

3 bed semi-detached house to rent in NE22

Hotspur Avenue, Bedlington, Northumberland, NE22 5TB

£1,100 pcm

x 3 x 1 x 2

Off Street parking

Unfurnished

Property features

- Open Aspect Outlook
- Newly Refurbished
- Three Bedrooms
- Attractive Front & Rear Gardens
- EPC Rating C

Key Information

- Council Tax: Band B
- 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

Faye McCarthy
Sales Negotiator
Bedlington

01670 568097
bedlington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

To let, this newly refurbished three bedroom semi-detached house with an open aspect outlook over the 20 Acres playing field in Bedlington. Offered on an unfurnished basis and offering in pristine condition throughout.

The side entrance opens into an inviting hall with access to the first floor accommodation and generous sized reception rooms. The main reception area is dual aspect, with pleasant views to both the front and rear, and onward access to the fitted kitchen. The kitchen is also dual aspect and fitted with a modern range of wall and base units, built-in oven, hob and extractor, space and plumbing for a washing machine, and space for a fridge/freezer. A double glazed door leads out to the private rear garden.

Upstairs, the property offers three bedrooms, including two doubles with fitted sliding door wardrobes. The main bedroom enjoys an excellent outlook over the playing fields. The bathroom has been recently upgraded with a modern white suite, including a bath with shower over, tasteful wall and floor coverings, and a heated towel rail. The landing provides loft access and an airing cupboard housing the boiler.

Externally, the home sits on a well-maintained plot with attractive front and rear gardens, a driveway for off street parking, and a single attached garage for additional parking or storage. Council Tax Band B. EPC rating 72.

Countryside walks are on the doorstep; town centre amenities, schools and shop are a stone's throw away.

Please call the local lettings team to obtain further information or to arrange an internal 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: £1,269.23

Rent: £1,100 pcm

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate 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

Mobile signal coverage: Good

Entrance

Side entrance door leading the Into the hall.

An inviting entrance hall with a staircase leading to the first floor landing double glazed window to the side and front. Access into the reception rooms. Under stairs storage cupboard central heating radiator newly laid carpets.

Reception Room

4.22m x 3.81m (13'10" x 12'6")

A light and airy dual aspect room, which flows and weaves into a further reception area. There is a lovely outlook over the 20 acres at the front, and pleasant outlook into the private rear garden.
Double glazed windows to the front and rear, central heating radiators and recently laid carpets.
Onward access into the fitted kitchen.



Dining Area

6.18m x 2.53m (20'3" x 8'3")



Another Dining Area Image



Kitchen

1.94m x 4.02m (6'4" x 13'2")

Another dual aspect space with double glazed to both the front and rear. Fitted with a tasteful range of wall and base units with complementing preparation work surfaces and splash back tiling. Built-in oven, hob and extractor hood, space and plumbing for washing machine, space for fridge/freezer. Central heating radiator, double glazed door leading into the lovely private rear garden, paneling to ceiling with effective downlighting.



Another Kitchen Image



First Floor Landing

Double glazed window to the side elevation, loft access, airing cupboard housing boiler.

Main Bedroom

2.65m x 3.65m (8'8" x 11'11")

A double room located front with an excellent outlook over the 20 acres. Fitted sliding door wardrobes to one wall, double central heating radiator, double glazed window.



Bedroom Two

2.58m x 2.76m (8'5" x 9'0")

A respectable sized double room, located to the rear. Fitted sliding door wardrobes to one wall, central heating radiator and a double glazed window.



Bedroom Three

2.86m x 2.57m (9'4" x 8'5")

Located to the front with a double glazed window and central heating radiator.

Measurements taken into the longest and the widest points.



Bathroom

2.87m x 1.64m (9'4" x 5'4")

Recently upgraded with a modern white suite, comprising: bath with shower over, low level WC and wash hand basin. The wall and floor coverings are tasteful. Heated towel rail and double glazed windows to both the front and side elevations.



Outside

The home sits on a brilliant plot boasting a lovely southerly aspect outlook over the 20 Acres playing field. Both the front and rear gardens and neat and tidy and driveway allows for off-road parking. A single attached garage provides additional parking and extra storage.



Additional Garden Image

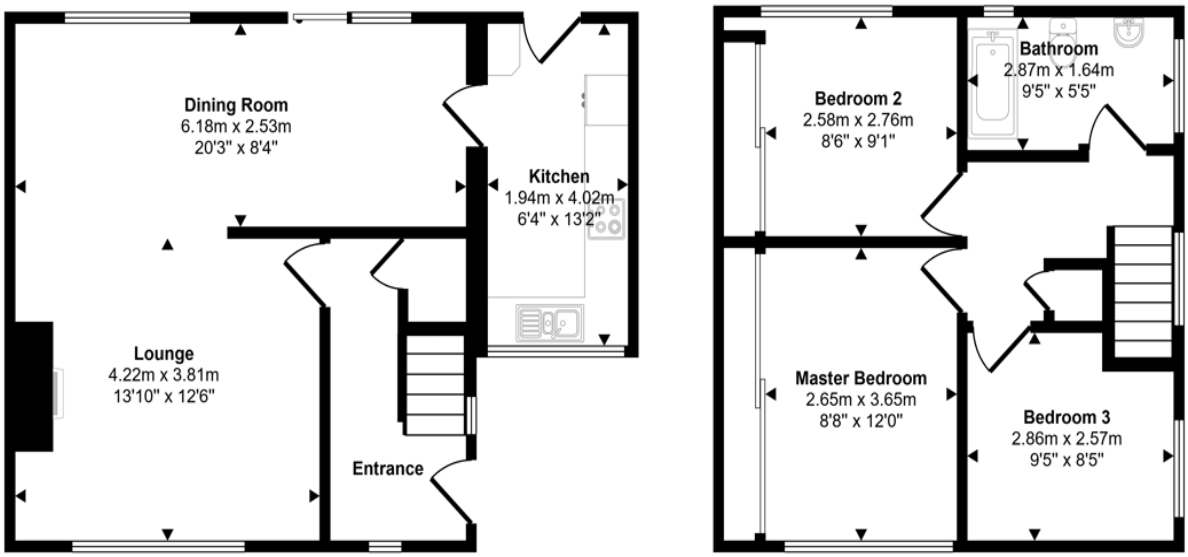


Outlook

Front outlook.



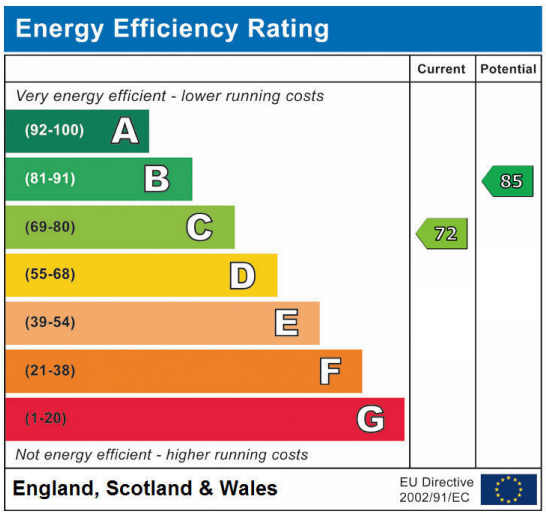
Approx Gross Internal Area
90 sq m / 972 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft

First Floor
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hotspur Avenue, Bedlington, Northumberland, NE22 5TB

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

17-18 Market Place, Bedlington, Northumberland, NE22 5TN, Tel: 01670 568097, bedlington@pattinson.co.uk, www.pattinson.co.uk

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