


## 2 bed semi-detached house to rent in NE22

Poplar Grove, Bedlington, Bedlington, Northumberland, NE22 5NQ

# £800 pcm

x 2 x 1 x 1

Driveway parking

Unfurnished

## Property features

- Available Now!
- Two Double Bedrooms
- Recently Refurbished
- Driveway & Private Garden
- Unfurnished

## Key Information

- Council Tax: Band A
- 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
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- Flexible viewing slots
- Accompanied viewings

## Description

Newly refurbished. Offered UNFURNISHED. Two double bedrooms. Off-road parking. Modern fitted kitchen and bathroom. Decent sized private rear garden.

Popular Grove, Bedlington is located just of Stead Lane, offering brilliant access to local schools, town centre amenities, countryside walks and the Bedlington train station. The A189 Spine Road is also within good proximity.

The home has recently been refurbished throughout offering modern ready-to-move-into accommodation. The living room is a nice dual aspect and provides access into the fitted kitchen. Off the kitchen there is a useful outbuilding and storage. On the first floor level there are two double bedrooms and a modern bathroom.

Parking is not an issue with a driveway to the front. To the rear, there is a decent sized private garden.

Please contact 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: A

Deposit: £923.08

Rent: UNFURNISHED £800 pcm

Property Type: Semi-detached house

Parking: Driveway

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

Entrance door opens into the hall.  A staircase takes you to the first floor accommodation.  Double glazed window to the front, central heating radiator, access into the living room.

## Living Room

A lovely dual aspect room with double glazed windows to both the front and rear elevations.  Central heating radiator and wood effect laminate flooring.



## Kitchen

Recently upgraded with a modern range of wall and base units with complementing work surfaces and splash backs.  Sink unit with taps and drainer board, built-in oven, hob and extractor hood, double glazed window to the rear, space and plumbing fro washing machine, space for fridge freezer, central heating radiator and onward access into the outbuilding/utility room.



## Additional Kitchen Image



## Outbuilding/Utility Room

A useful space for laundry and storage.  Access into the private rear garden.



## First Floor Landing

Access into the bedrooms and bathroom.

## Bathroom

A white three peice suite comprising: bath with shower over, low level WC and wash hand basin.  The wall and floor coverings complement the suite nicely.  Double glazed window to the rear, heated towel rail.



## Bedroom One

A nice double room.  Fitted wardrobes, double glazed window and central heating radiator.



## Bedroom Two

Another respectable sized room with a double glazed window and central heating radiator.



## Outside

The home sits on a good plot with a driveway to the front and decent sized private rear garden.





Poplar Grove, Bedlington, Bedlington, Northumberland, NE22 5NQ

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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