

3 bed semi-detached house to rent in DH5

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

£850 pcm

x 3 x 1 x 1

Driveway parking

Unfurnished

Property features

- EPC Rating B

Key Information

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

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

SEMI-DETACHED FAMILY HOMETHREE BEDROOMS**MODERN KITCHEN/DINING ROOM**SOUTH FACING REAR GARDEN**TWO CAR DRIVEWAY**POPULAR LOCATION**

Pattinson Estate Agents are happy to welcome to the market this impressive semi-detached family home boasting three bedrooms and is situated on the highly desirable state of Evergreen Road, Hetton-Le-Hole. This spacious family home is perfectly positioned within easy access to local shops and other amenities, great public transport links and major road links via the A690. Also within walking distance to Eppleton Academy Primary School & Nursery, Hetton Lyons Country Park as well as being within a short driving distance to Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This well presented family residence is spacious throughout and briefly comprises:- Entrance/hallway, lounge, modern kitchen/diner and a downstairs W.C. To the first floor lies three bedrooms and a three piece family bathroom, externally to the front is an open lawn, a two car driveway adjacent to the property, to the rear there is generously sized South facing garden.

Early viewing comes highly recommended to appreciate the size, standard and location of this property, please call our Houghton branch 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: B

Deposit: £980.77

Rent: £850 pcm

Property Type: Semi-detached house

USPs: Garden, Allows smokers

Parking: Driveway

Heating: Gas

Entrance/Porch

Property entrance leading to the rear hallway, which has carpet flooring, a radiator and a double glazed window.



Lounge

4.59m x 4.44m (15'0" x 14'6")

Spacious lounge with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



Kitchen

2.89m x 4.46m (9'5" x 14'7")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces and matching up-stands, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Vinyl flooring, radiator and a double glazed window and French doors leading to the rear garden.



Ground Floor W.C

1.54m x 0.93m (5'0" x 3'0")

Convenient downstairs W.C with hand wash basin, vinyl flooring, a radiator and a double glazed window.



Bedroom One

3.89m x 2.49m (12'9" x 8'2")

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



Bedroom Two

3.40m x 2.53m (11'1" x 8'3")

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



Bedroom Three

2.91m x 1.98m (9'6" x 6'5")



Bathroom

1.89m x 1.86m (6'2" x 6'1")

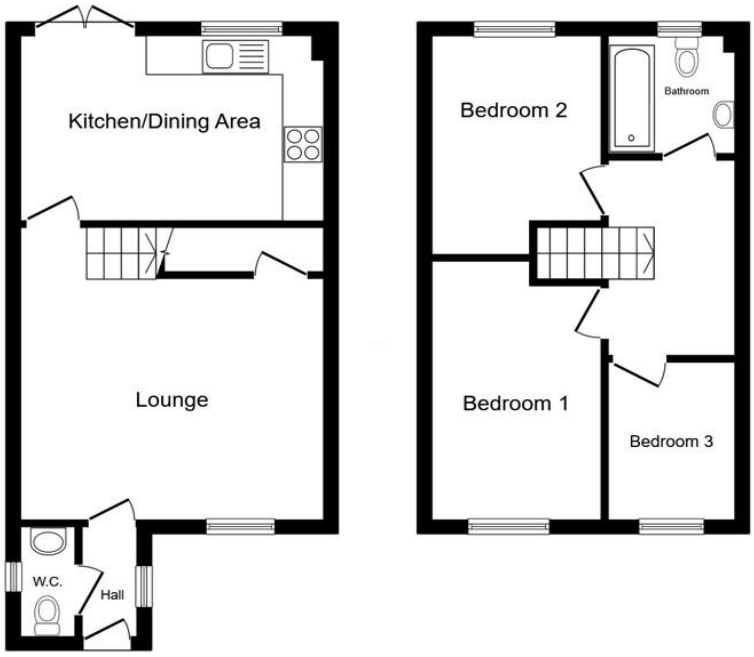
Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, tiled splash back, radiator and a double glazed window.



External

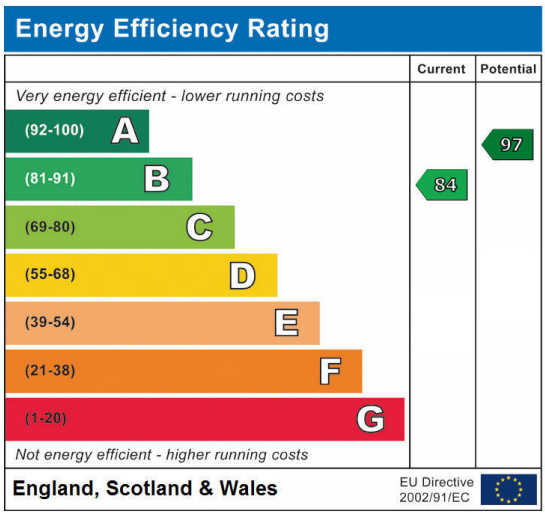
Externally to the front there is an open garden and a two car driveway. To the rear there is a generously sized South facing garden laid to lawn with a patio area adjacent to the property.





Total floor area: 69.2 sq.m. (745 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



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

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

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