



### 3 bed terraced house to rent in

Castle Terrace, Ashington, Ashington,  
Northumberland, NE63 9JH

# £625 pcm

🛏 x3 🚿 x1 🚻 x2

Off Street parking

Unfurnished

### Property features

- ✓ Terraced House
- ✓ Three Bedrooms
- ✓ Fully Refurbished
- ✓ Off Street Parking
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*THREE BEDROOM TERRACED HOUSE - FULLY REFURBISHED - TWO RECEPTIONS - OFF STREET PARKING - AVAILABLE NOW\*\*\*

Pattinson Estate Agents welcome to the rental market this three bedroom terraced house situated on Castle Terrace in Ashington. Ideally located for the town centre, schools, shops and amenities, the property has been fully refurbished to a high standard and is available to view now.

Briefly comprising; entrance hallway, lounge, dining room, kitchen and bathroom. To the first floor three bedrooms. Externally a small gated yard to the front and an enclosed walled yard to the rear with double gates opening for off street parking.

Please call our Ashington Team on 01670 568096 or email [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk) to arrange your 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: £650.00

Length of Tenancy: 6 months

Rent: £625 pcm

Property Type: Terraced House

USPs: Allows children

Parking: Off Street

Heating: Gas

## Floorplan



## Rear Elevation



## Externally

A small gated yard to the front and enclosed walled yard to the rear with double gates offering off street parking.



## Bedroom Three

3.60m x 2.40m (11'9" x 7'10")

Window to front, radiator.



## Bedroom Two

3.60m x 2.60m (11'9" x 8'6")

Window to front, radiator.



## Bedroom One

3.90m x 3.30m (12'9" x 10'9")

Window to rear, radiator.



## First Floor Landing

Window to rear.



## Bathroom

2.00m x 2.00m (6'6" x 6'6")

Frosted window to side. Newly fitted three piece white suite comprising panelled bath with shower tap attachment and tiled splashback, pedestal wash hand basin and w.c, radiator, wood effect flooring.



## Rear Hallway

Access door into rear yard.

## Kitchen Additional



## Kitchen

2.70m x 2.00m (8'10" x 6'6")

Window to side. A newly fitted modern kitchen with a range of wall, floor and drawer units with wood effect worktops and tiled splashbacks, sink and drainer with mixer tap, integrated electric induction hob and oven with chimney style extractor over, plumbing for washing machine, wood effect flooring.



## Dining Room

3.60m x 3.50m (11'9" x 11'5")

Window to rear, radiator, wood effect flooring, two storage cupboards (one housing combi boiler)



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## Lounge

4.10m x 3.70m (13'5" x 12'1")

Window to front, radiator, wood effect flooring.



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## Entrance Hallway

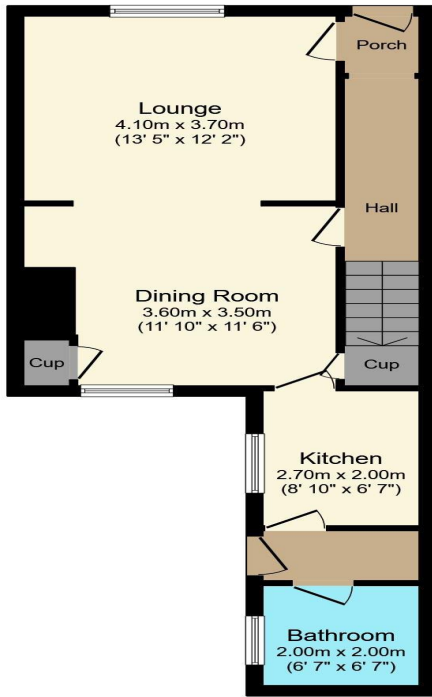
Stairs to first floor.



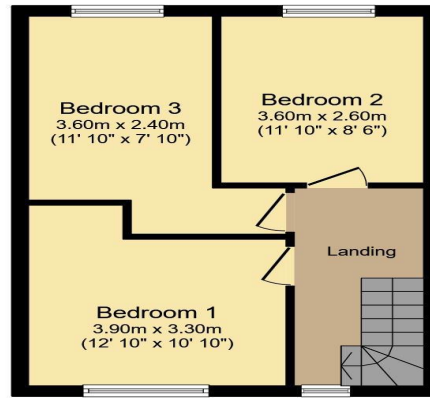
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## Entrance Porch

Via door to front.



**Ground Floor**  
 Floor area 49.4 sq.m. (532 sq.ft.) approx



**First Floor**  
 Floor area 37.4 sq.m. (403 sq.ft.) approx

Total floor area 86.9 sq.m. (935 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Castle Terrace, Ashington, Ashington, Northumberland, NE63 9JH

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

**95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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