



2 bed terraced house to rent in

Cutlers Hall Road, Shotley Bridge, Consett,
Durham, DH8 8RD

£675 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Two bedroom stone built cottage
- ✓ Good size lounge with open plan into the kitchen
- ✓ Gas Central Heating & Double
- ✓ Shared communal outside space
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting this charming two-bedroom, end of terrace stone-built cottage located in the picturesque area of Shotley Bridge, Consett. Oozing character and warmth, this residential property is immaculately presented for immediate sale.

As you enter the property, you are quickly drawn into a good-sized open plan lounge and kitchen, designed for modern day living. The kitchen has a great sized island and breakfast bar that is ideal for hosting cosy evenings, while the kitchen area has ample cupboard space for storage. The living room has a stove fireplace bringing country charm, while having the convenience of being gas operated.

Outside there is a sun-trap courtyard shared with the neighbouring property which allows space for your own pots, plants and a table and chairs.

Both bedrooms are well presented and of a favourable size. The second could be a good sized, light-filled office, if working from home. Both bedrooms have stripped, stained, original wood floors, while the front bedroom has a walk-in cupboard and boasts gorgeous tree top valley views.

The bathroom is fresh, offering a white suite with overhead shower and modern fittings.

This cherished home boasts gas central heating and double glazing, making it cosy throughout the seasons. The stone-built exterior is pretty, while the front has been recently pointed with lime mortar.

A new roof is another positive to this beautiful property.

This cottage is an excellent opportunity to all potential buyers seeking to experience the welcoming charm of Shotley Bridge, within a homely, comfortable setting. This is a home that offers more than just four walls, but a lifestyle catered to relaxed living in one of Consett's most sought-after locations.

Contact Pattinson Estate Agents today to arrange a viewing or for further details about this distinctive property, awaiting your personal touch.

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: £843.75

Rent: £675 pcm

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: 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

Lounge

Double glazed front aspect window, fireplace with gas fire, two single radiators, built in cupboard, open plan into the kitchen.



Kitchen/Breakfast room

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric cooker with gas hob. space for a washing machine, partly tiled walls, single radiator, double glazed rear aspect door and window.



Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. tiled walls, single radiator, tiled floor, double glazed rear aspect window.



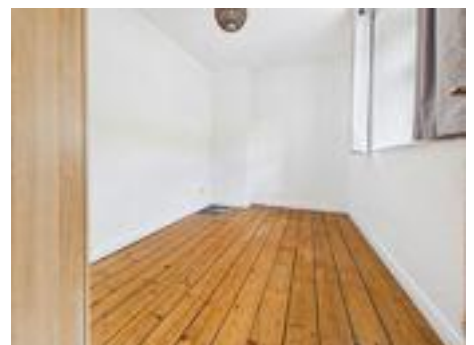
Bedroom One

Double glazed front aspect window with open countryside views. single radiator, built in cupboard, wooden floor boards.



Bedroom Two

Double glazed rear aspect window, single radiator, wooden floor boards.



Communal Area

Outside there is a sun-trap communal courtyard but allows space for your own pots, plants and a table and chairs.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

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