



2 bed terraced house to rent in
Allan Street, ., Peterlee, Durham, SR8 3QH

£475 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Gas central heated
- ✓ Rear Yard
- ✓ Sea Views
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We welcome to the market this 2 double bedroom, deceptively spacious terraced home for rent on Allan Street, Easington.

PLEASE SEE WALK THROUGH VIDEO TOUR

Situated in a pleasant location and enjoying sea views to front elevation, This property is located only moments away from the East Durham Coastline with stunning views and the Easington Heritage site which is picturesque and ideal for walking.

Comprising: gas central heating system, double glazing throughout.

The floor plan in brief; Entrance hall, living room, breakfasting kitchen/diner and utility, The first floor benefits from two double bedrooms and family bathroom. Externally off street parking to the front elevation and a court yard to the rear.

Close links to A19, schools and local high street.

To book your internal viewing please call Pattinson's on: 0191 5182636

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: £548.08

Rent: £475 pcm

Property Type: Terraced House

Parking: Off Street

Heating: Gas

External

Fully enclosed private court yard laid, low maintenance, with parking to the rear lane.



Family Bathroom

3 piece bathroom suite comprising paneled bath, hand wash basin and low level w/c. Tiled walls, flooring, radiator and double glazed window to the rear.



Bedroom 2

2.80m x 2.90m (9'2" x 9'6")

Double glazed window to the rear aspect, fitted carpet, and radiator.



Bedroom 1

4.40m x 3.50m (14'5" x 11'5")

Double glazed window to the front aspect, fitted carpet, storage cupboard and radiator.



Utility

Double glazed window to the side, tiled flooring and housing the gas combi boiler.



Kitchen / Diner

4.40m x 4.10m (14'5" x 13'5")

Open plan fitted kitchen with wall and base units with contrasting work surfaces, inset sink unit, matching island with integral gas hob and oven. Plumbing for a washing machine, fridge point, tiled flooring, radiator and double glazed window to the rear.



Living Room

3.50m x 3.20m (11'5" x 10'5")

To the front aspect with a double glazed window, solid wood flooring, radiator and feature fire place with electric fire.



Porch / Entrance Hall



External Front





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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