



  
**To rent**

### 3 bed semi-detached house to rent in NE24

Axwell Drive, Cowpen , Blyth, Northumberland, NE24 5PB

**£850 pcm** Unfurnished

 x3  x1  x1

On Street parking

Unfurnished

### Property features

- ✓ Three Bedroom Semi Det House
- ✓ Recently Refurbished Throughout
- ✓ Modern Kitchen
- ✓ Ensuite To Main
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Linda Ritchie  
Senior Manager  
Blyth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Introducing this well presented three-bedroom semi-detached house for rent, located in the scenic environs of Cowpen, Blyth. We are pleased to offer this desirable property that has been recently refurbished throughout to an impeccable standard.

As you step into the property, you are greeted by a warm and spacious reception room, perfect for both relaxation and entertaining guests. The reception area flows seamlessly into the dining space, providing a cohesive living area.

The property boasts three well-proportioned bedrooms, offering ample living space. The bedrooms are filled with natural light and provide the perfect sanctuary for rest and comfort.

Your culinary experience is upgraded with a modern, impressive kitchen. Fitted with high-quality appliances, the kitchen is designed to provide both style and functionality. You'll find it effortless to prepare a simple breakfast or an elaborate dinner.

There is a contemporary bathroom in the property, providing a luxuriously relaxing retreat. The bathroom, complete with modern fixtures and fittings, encapsulates contemporary living at its best.

Nicely situated in the pleasant and quiet neighbourhood of Cowpen, Blyth, this property provides a perfect blend of tranquility and convenience. You'll be able to enjoy all the neighbourhood's amenities, whilst also having the advantage of easy access to the city centre.

This refurbished property, with its tasteful design and modern amenities, provides an excellent opportunity for those seeking a comfortable living experience. Viewing is highly recommended to truly appreciate the stunning finish and feel of the property. Please contact Pattinson Estate Agents 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: A

Deposit: £875.00

Length of Tenancy: 6

Rent: Unfurnished £850 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets

Parking: On Street

Heating: Gas

## Entrance Hallway

Stairs to first floor, central heating radiator.



## Lounge

5.10m x 3.80m (16'8" x 12'5")

Double glazed window, central heating radiator.



## Bathroom Wc

Panelled bath with shower over, low level wc, wash hand basin in vanity unit, chrome ladder style towel rail, double glazed frosted window.



## Kitchen

4.10m x 2.70m (13'5" x 8'10")

Fitted wall and base units with complimentary work tops over, single sink and drainer with mixer tap, integrated oven and hob with extractor over, storage cupboard, cupboard housing boiler. Double glazed window and door to rear garden.



## Kitchen Image Two



## Stairs To First Floor

Landing, storage cupboard.



## Main Bedroom

3.50m x 3.10m (11'5" x 10'2")

Double glazed window, central heating radiator, fitted wardrobes. Door to -



## Ensuite

Shower cubicle, wash hand basin, low level wc, double glazed frosted window.



## Bedroom Two

3.80m x 2.90m (12'5" x 9'6")

Double glazed window, central heating radiator.



## Bedroom Three

2.90m x 2.10m (9'6" x 6'10")

Double glazed window, central heating radiator.



## Wc

Two in one combined low level wc.




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## Externally

Gardens to the front laid to lawn, side access to the rear garden which is mainly paved with fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 

Axwell Drive, Cowpen , Blyth, Northumberland, NE24 5PB

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

**76 Waterloo Road, Blyth, Northumberland, NE24 1DG, Tel: 01670 369000, [blyth@pattinson.co.uk](mailto:blyth@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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