

2 bed end of terrace house to rent in TS19

Ilford Road, Hardwick, Stockton-on-Tees, Durham, TS19 8EA

£625 pcm

x 2 x 1 x 1

Driveway parking

Unfurnished

Property features

- Popular Hardwick Location
- 2 Double Bedrooms
- Within Reach to Local Schools, Shops, Amenities and Transport
- Double Glazed Window and Gas Central Heating
- EPC Rating E

Key Information

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

Arrange a viewing

Melanie Devine
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Stockton On Tees

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- Flexible viewing slots
- Accompanied viewings

Description

This well-presented 2-bedroom terraced home is now available for rent in the sought-after area of Hardwick, Stockton-on-Tees. Situated within reach to local shops, schools, transport links, and North Tees Hospital, this property is perfect for professionals, small families, or couples looking for a comfortable and convenient place to call home.

As you enter you will be greeted by: entrance hallway, lounge, kitchen/diner, 2 double bedrooms and family bathroom. Externally there are front, side and rear gardens and on street parking. The property also benefits from double glazing and gas central heating.

For more information and to arrange a viewing please call the Stockton Branch today.

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: £721.00

Rent: £625 pcm

Property Type: End of terrace house

USPs: Allows smokers

Parking: Driveway

Heating: Gas

Entrance



Halwallway

Stairs to 1st floor.

Lounge

4.51m x 3.14m (14'9" x 10'3")

Double glazed windows to front and side elevation, TV point, telephone point, wall mount electric fire and vertical radiator.



Kitchen/Diner

4.60m x 3.07m (15'1" x 10'0")

Fitted with a range of wall and base units, roll top work surfaces one and a half stainless steel sink unit with mixer tap, integrated electric oven, integrated electric hob, extractor hood, plumbed for washer, radiator, door to external and double glazed window to front elevation



1st Floor Landing

Bedroom1

4.63m x 3.22m (15'2" x 10'6")

Double glazed window to front elevation and radiator.



Bedroom 2

3.09m x 2.51m (10'1" x 8'2")

Double glazed window to front elevation, loft access and radiator.



Family Bathroom

1.95m x 1.66m (6'4" x 5'5")

Low level WC, panelled bath with shower over, vanity wash hand basin, radiator and double glazed window to side elevation

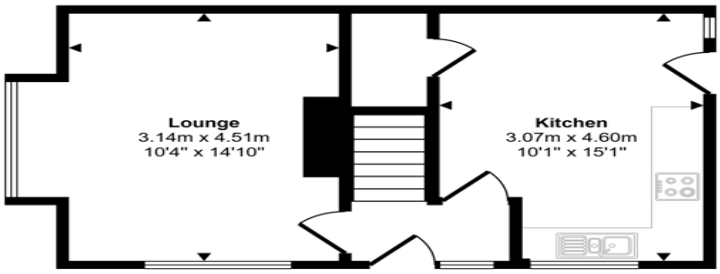


External

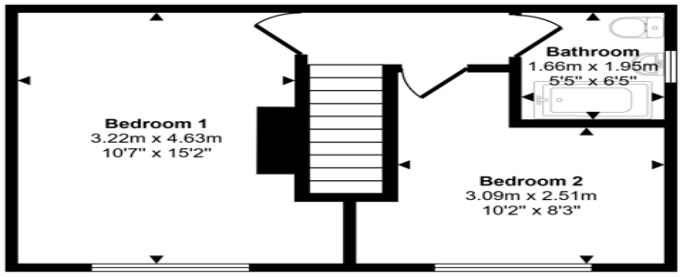
Front, side and rear gardens and on street parking.



Approx Gross Internal Area
70 sq m / 749 sq ft

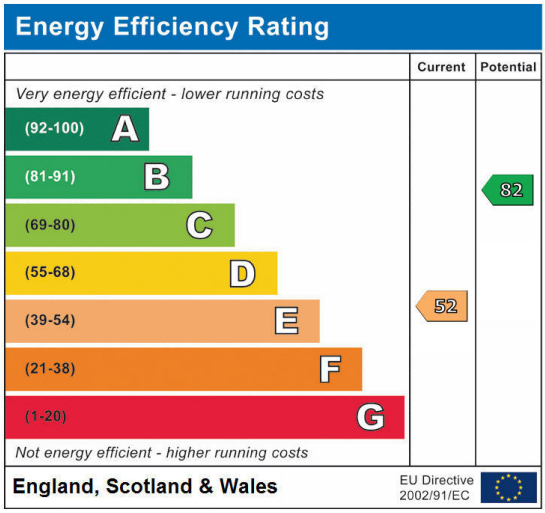


Ground Floor
Approx 35 sq m / 375 sq ft



First Floor
Approx 35 sq m / 374 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ilford Road, Hardwick, Stockton-on-Tees, Durham, TS19 8EA

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

20 Bishop Street, Stockton-on-Tees, County Durham, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk

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