



### 3 bed semi-detached house to rent in NE22

Acorn Avenue, Bedlington, Bedlington, Northumberland, NE22 5SN

## £1,200 pcm

 x 3  x 2  x 2

Off Street parking

Unfurnished

### Property features

- ✓ Unfurnished
- ✓ Three Bedrooms
- ✓ Utility Room & WC
- ✓ Ample Parking & Garage
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Faye McCarthy  
Branch Manager  
Bedlington

01670 568097  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A semi-detached home occupying an excellent plot within the ever popular Acorn Avenue, located within the heart of Bedlington. The property has been modernised throughout, offering comfortable ready-to-move into family accommodation.

On the ground floor there is a pleasant reception room, good sized contemporary kitchen, utility room and cloakroom/WC. The first floor offers three well-proportioned bedrooms and a modern family bathroom.

Off-road parking is plentiful and there is an attached single garage and a private rear garden.

The town centre, woodland walks, road links and schools are all on the doorstep, making this lovely family home an excellent choice.

Call the local lettings team today to obtain further information and register your interest. We anticipate the property being fully available the beginning of August 2026

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: B

Deposit: £1,225.00

Rent: £1,200 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets

Parking: Off Street, Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: 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



## Entrance

The entrance door is located to the side and provides access into the hall. Staircase to the first floor accommodation.



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## Living Room

*3.69m x 4.25m (12'1" x 13'11")*

Situated to the front with a double glazed window, central heating radiator and multi-fuel burner.



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## Dining Room

*2.56m x 2.92m (8'4" x 9'6")*

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## Breakfasting Kitchen

*5.61m x 3.80m (18'4" x 12'5")*

Fitted with a modern stylish range of wall and base units with complementing work surfaces, built-in appliances. Access into the utility room.



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## Another Image



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## Utility Room



## Cloakroom/WC

Comprising: white low level WC.

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## First Floor Landing

Access into the bedrooms and family bathroom.

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### Bedroom One

3.63m x 2.74m (11'10" x 8'11")

A double room with double glazed window and central heating radiator.



### Bedroom Two

3.33m x 2.63m (10'11" x 8'7")

Another double room with a double glazed window and central heating radiator.



### Bedroom Three

2.80m x 2.63m (9'2" x 8'7")

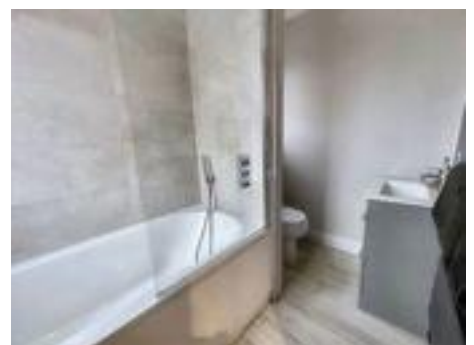
Double glazed window and central heating radiator.



## Bathroom

2.93m x 1.43m (9'7" x 4'8")

Fitted with a white three piece suite comprising: bath with shower over, low level WC and wash hand basin. set upon vanity unit.



## Outside

An excellent plot with ample off-road parking, garage and a low maintenance private rear garden.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Acorn Avenue, Bedlington, Bedlington, Northumberland, NE22 5SN

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,  
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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