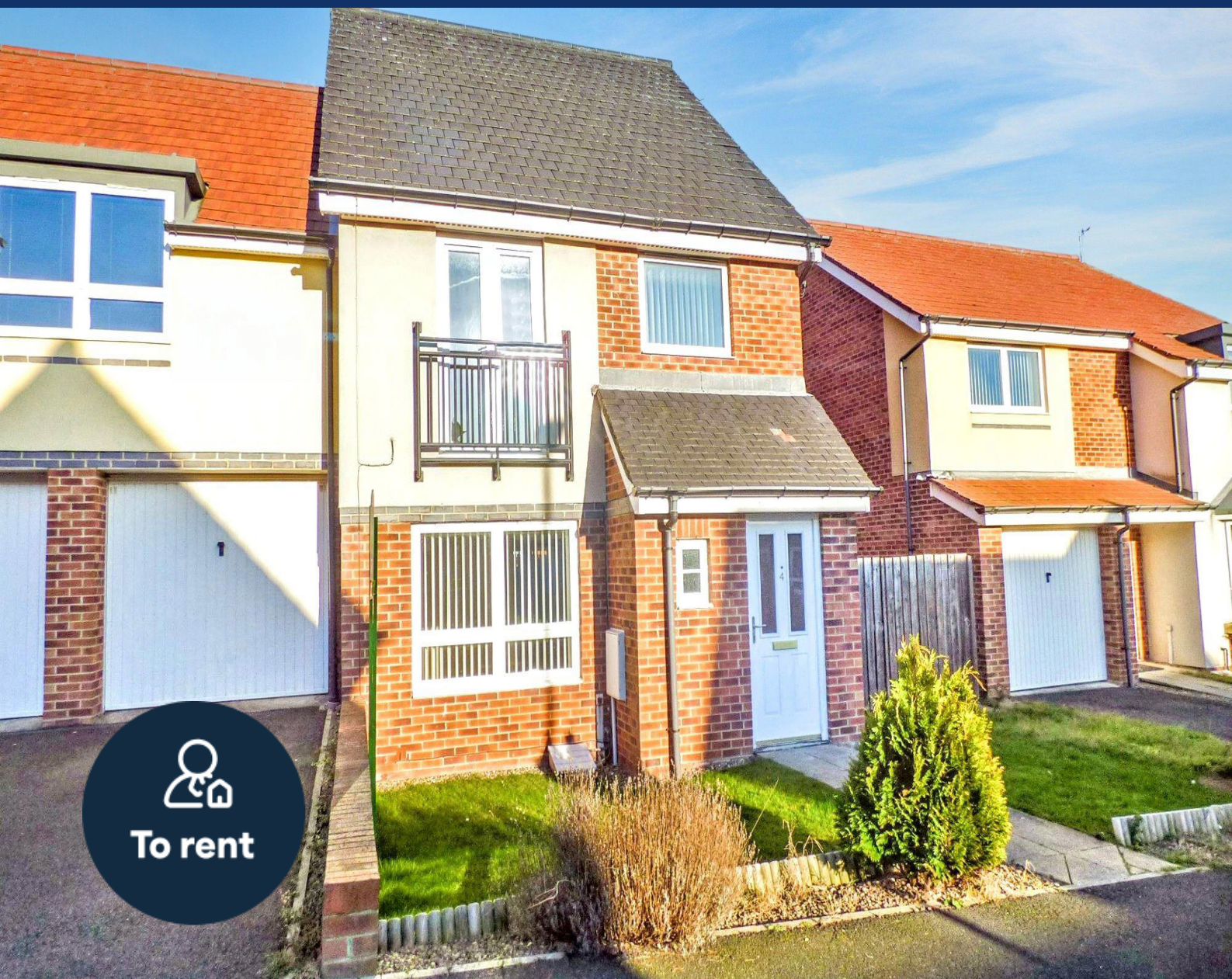




To rent

3 bed semi-detached house to rent in NE63

Howard Walk, Ashington,
Northumberland, NE63 9FP

£850 pcm

 x3  x1  x2

Garage parking

Unfurnished

Property features

- ✓ Three Bedroom Semi Detached
- ✓ Garage & Gardens
- ✓ En Suite and Cloakroom
- ✓ Vacant Possession
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to offer to the rental market this three bedroom semi-detached new build home situated on the Barley Rise Estate, Ashington. Ideally situated close to Ashington town centre with all its amenities, Wansbeck Hospital and bus and road links throughout the North East.

The family accommodation briefly comprises Entrance Hallway, Lounge, Dining Room, Kitchen, First Floor Landing, Master Bedroom with En Suite, Two Further Bedrooms and Family Bathroom. Externally, there is a driveway and garage to the front of the property and to the rear there is an enclosed, large garden.

We recommend you take the first step to falling in love with this property by contacting us today to arrange a viewing. Available from 21/08/2025.

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: £875.00

Length of Tenancy: 6

Rent: £850 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets

Parking: Garage, Driveway

Heating: Gas

Bathroom

2.20m x 1.60m (7'2" x 5'2")

- Three Piece Bathroom Suite
 - Low Level WC
 - Paneled Bath
 - Double Glazed Window
 - Radiator
-

Bedroom Three

2.35m x 2.02m (7'8" x 6'7")

- Carpeted
 - Radiator
 - Double Glazed Window
 - Storage Cupboard
-

Bedroom Two

3.09m x 2.33m (10'1" x 7'7")

- Carpeted
 - Radiator
 - TV/Sky Points
 - Double Glazed Patio Doors with Juliet Balcony
-

En-Suite

1.55m x 1.25m (5'1" x 4'1")

- Spacious
 - Low Level W/C
 - Wash Basin
 - Shower Cubicle
-

Bedroom One

3.81m x 3.12m (12'6" x 10'2")

- Spacious
 - Carpeted
 - Double Glazed Window
 - Radiator
 - En-Suite
-

Kitchen

3.23m x 2.23m (10'7" x 7'3")

- Spacious
- Double Glazed Window
- Fitted Wall Units & Base Units
- Plumbed for Dishwasher and Washing Machine
- Stainless Steel Single Drainer and Sink Unit
- Integral Gas Oven and Hob
- Central Heating Boiler
- Radiator

Dining Room

2.46m x 3.46m (8'0" x 11'4")

- Spacious
 - Carpeted
 - Storage Cupboard
 - Door Leading to Kitchen
 - French Patio Doors Leading to the Garden
-

Lounge

4.47m x 3.80m (14'7" x 12'5")

- Spacious
 - Carpeted
 - Radiators
 - Double Glazed Windows
 - Radiators
 - TV, Sky Point & Telephone Point
 - Double Doors Leading to Dining Room.
-

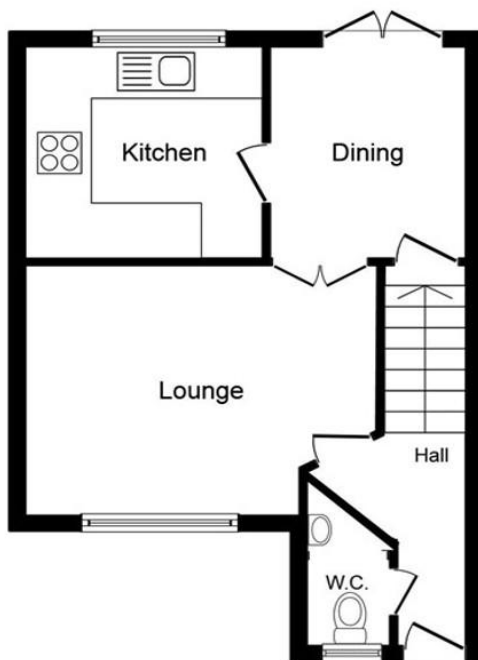
Downstairs WC

1.96m x 0.87m (6'5" x 2'10")

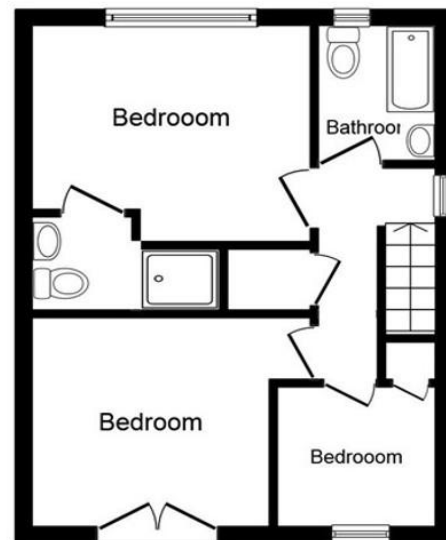
- Spacious
 - Radiator
 - Low Level W/C
 - Wash Basin
 - Double Glazed Window
-

Entrance Lobby/Hallway

- Spacious
- Carpeted
- Radiator
- Leading to Lounge & Upstairs



Floor Plan 1



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(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

Howard Walk, Ashington, Northumberland, NE63 9FP

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

