



pattinson P

2 bed terraced house to rent in

Dalton Avenue, Lynemouth, Morpeth,
Northumberland, NE61 5TE

£625 pcm

H x2 D x1 B x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Well Presented
- ✓ Available Now

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****POPULAR VILLAGE LOCATION - WELL PRESENTED - TWO BEDROOM TERRACE - AVAILABLE NOW****

We welcome to the rental market this well presented two bedroom terrace house on Dalton Avenue in Lynemouth.

Available now on an unfurnished basis the property briefly comprises:

Lounge, Kitchen, Downstairs Bathroom and two bedrooms to the first floor.

Externally there is an enclosed yard to the rear and a large garden to the front with lawn and blocked paved area.

EPC: TBC

Call now to arrange your viewing 01670 568096

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: £650.00

Length of Tenancy: 6 months

Rent: £625 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Living Room

Double glazed window to front
-Radiator



Kitchen

Double glazed windows and door to rear
-Fitted wall and base units with work tops
-Integrated oven and hob with extractor hood
-Radiator
-Tiled splash backs



Bathroom

Double glazed window
-Panelled bath with shower over
-Pedestal wash hand basin
-Low level wc
-Radiator



Bedroom 1

Double glazed window
-Radiator



Bedroom 2

Double glazed window
-Radiator



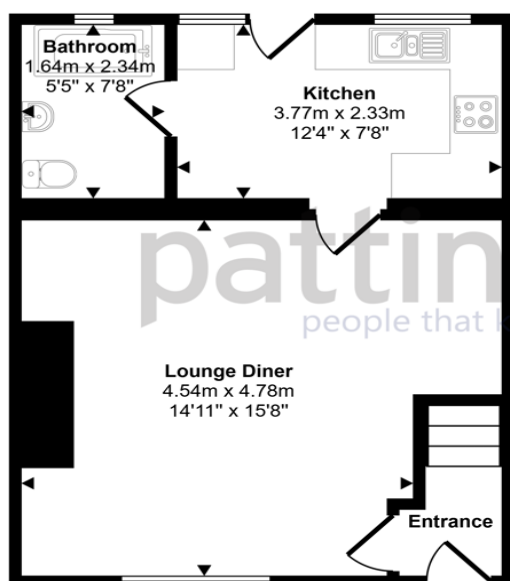
Rear Yard



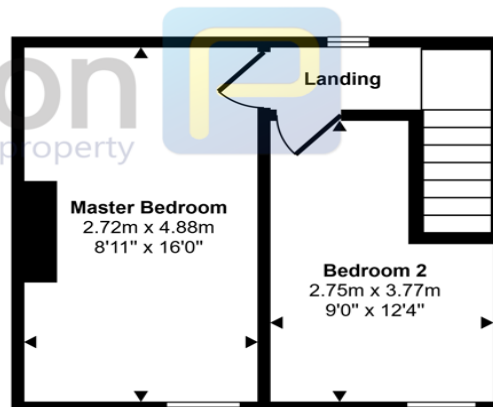
Front External



Approx Gross Internal Area
68 sq m / 731 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft



First Floor
Approx 27 sq m / 287 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.

Dalton Avenue, Lynemouth, Morpeth, Northumberland, NE61 5TE

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

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