

3 bed semi-detached house to rent in NE22

Hartlands, Bedlington, Bedlington, Northumberland, NE22 6JJ

£845 pcm

x 3 x 2 x 1

Garage parking

Unfurnished

Property features

- Three Bedrooms
- Newly Refurbished
- Modern Kitchen & Bathroom
- Utility Room & WC
- EPC Rating C

Key Information

- Council Tax: Band A
- 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
Sales Negotiator
Bedlington

01670 568097
bedlington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

The Hartlands, a popular residential estate, located within the heart of Bedlington. Offering brilliant access to the town centre amenities, schools, shops and the golf course.

The home has undergone a number of recent improvements: modern dining kitchen; bathroom; new floor coverings and freshly decorated throughout.

Occupying a good plot with a driveway and attached single garage to the front and a generous sized private garden to the rear.

Inside, the home briefly comprises: entrance hall, living room with bay window, a generous sized dining kitchen which spans the width of the building. Off the kitchen there is a useful utility room, cloakroom/WC and the single garage. The first floor offers three bedrooms, all with built-in cupboards and a newly fitted family bathroom.

To obtain further information or to arrange an internal viewing, please contact the local lettings team on 01670 568097.

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: £980.77

Rent: £845 pcm

Property Type: Semi-detached house

Parking: Garage, Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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

Entrance door opening into the hall. A staircase takes you to the first floor accommodation. Access into the main reception room.

Living Room

4.86m x 4.79m (15'11" x 15'8")

A pleasant room situated to the front with a bay window, central heating radiator and onward access into the dining kitchen.



Another Living Room Image



Dining Kitchen

5.776m x 2.999m (18'11" x 9'10")

Spanning the width of the building. The kitchen is fitted with a modern range of wall and base units with complementing work surfaces and splash back wall tiling. Built-in electric hob, oven and extractor hood. Breakfast bar. Space for fridge/freezer, stainless steel sink unit, double glazed window to the rear. French doors open into the rear garden, central heating radiator. From the kitchen there is open access into the utility room.



Another Dining Area Image



Utility Room

2.193m x 2.034m (7'2" x 6'8")



Cloakroom/WC

1.168m x 0.788m (3'9" x 2'7")

A white low level WC and wash hand basin. Double glazed window to the rear.



First Floor Landing

Access into the bedrooms and the bathroom.

Bedroom One

3.872m x 3.891m (12'8" x 12'9")

A double glazed window to the front elevation, central heating radiator and built-in double door cupboards.



Bedroom Two

3.354m x 3.025m (11'0" x 9'11")

Another generous sized room situated to the rear with a double glazed window, central heating radiator, built-in cupboards with double doors.



Bedroom Three

2.905m x 2.132m (9'6" x 6'11")

A single room located to the front with a double glazed window, storage cupboard and central heating radiator.

Bathroom

2.905m x 2.132m (9'6" x 6'11")

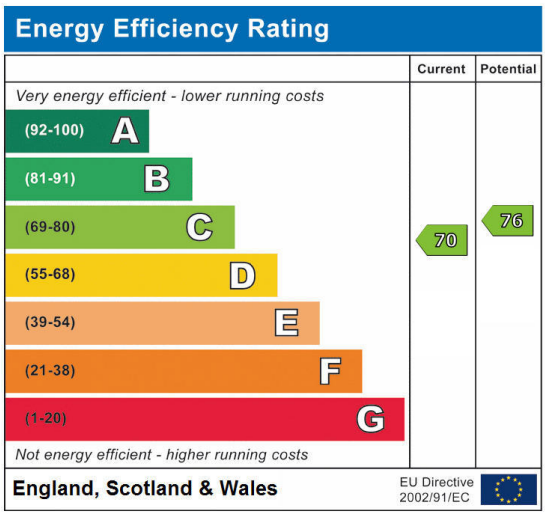
A white modern suite, comprising: bath with shower over, low level WC, wash hand basin set upon vanity unit. Paneling to walls, double glazed windows to the side and rear, heated towel.



Outside

A garden, driveway and single garage to the front. To the rear there is a private generous sized garden.





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

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

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