



2 bed semi-detached house to rent in NE17

Derwent Crescent, Hamsterley Colliery,
Newcastle upon Tyne, Durham, NE17 7PD

£800 pcm

 x2  x1  x1

Off Street parking

Furnished

Property features

- ✓ Fully Furnished
- ✓ Decorated to a high standard
- ✓ 2 Bedrooms
- ✓ Gardens
- ✓ Driveway for multiple vehicles

Key Information

- ✓ Council Tax: **Band A**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to the rental market this FULLY FURNISHED, immaculately presented two-bedroom semi-detached house situated on an elevated corner plot on Derwent Crescent, Hamsterley Colliery. The property benefits from gardens and parking to three sides and is ideally suited to a professional couple or tenant requiring excellent commuting links to Newcastle, Durham and the surrounding areas.

The accommodation briefly comprises an entrance lobby with stairs to the first floor, spacious lounge with French doors opening onto the front garden and an Inglenook fireplace with a multifuel stove, and a contemporary fitted kitchen/diner with integrated cooking appliances and access to the rear garden. To the first floor there are two bedrooms and a bathroom fitted with a modern white suite including a shower bath.

Externally, the property occupies a generous corner plot with a well-stocked lawned garden to the front, partially screened by mature trees. There are extensive gravelled areas to the side and rear providing off-road parking for several vehicles, together with gated access and a flagged rear yard area.

Derwent Crescent is located within the semi-rural village of Hamsterley Colliery, positioned approximately 13 miles from Newcastle city centre and around 17 miles from Durham. The nearby A694 provides convenient access to Tyneside and surrounding areas, making the property suitable for commuters. Local amenities are available within the village, with further facilities in Shotley Bridge and Consett. Regular bus services operate along the A694 serving the wider region.

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: £825.00

Length of Tenancy: 6 months

Rent: £800 pcm

Property Type: Semi-detached house

USPs: Furnished, Allows children, Allows pets

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay 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: Yes

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, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Lobby

Single radiator and staircase to first floor.

Lounge

4.37m x 4.11m (14'4" x 13'5")

French doors to the front garden, Inglenook fireplace with a multifuel stove, coving, under-stair recess and single radiator.



Kitchen / Diner

5.46m x 2.08m (17'10" x 6'9")

Fitted with a range of walnut effect wall and base units with contrasting solid wood worktops and matching upstands. Composite sink with mixer tap, built-in electric oven, four-ring electric hob with extractor hood, plumbing for washing machine, double radiator, rear aspect window and door leading to the rear garden. Breakfast Bar.



First Floor Landing

Loft access hatch. Carpeted flooring.

Bedroom One

4.45m x 3.12m (14'7" x 10'2")

Front aspect window, fitted sliding door wardrobes and single radiator.



Bedroom Two

3.12m x 2.90m (10'2" x 9'6")

Rear aspect window, picture rail and single radiator.



Bathroom

2.41m x 2.10m (7'10" x 6'10")

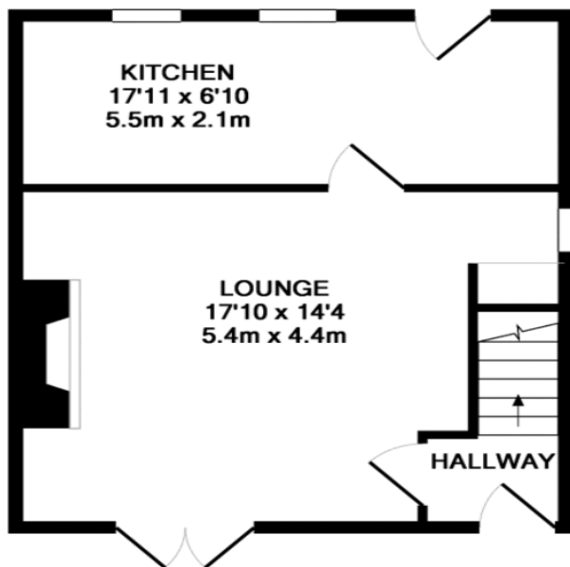
Modern white suite comprising panelled shower bath with shower attachment, pedestal wash hand basin and WC. Ceramic tiled flooring, extractor fan, single radiator and rear aspect window.



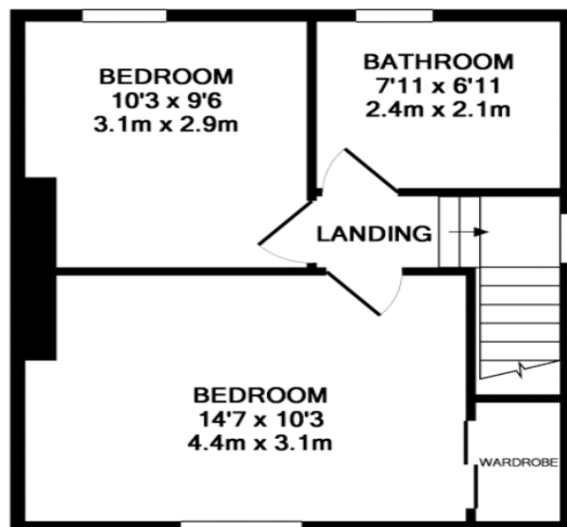
Externally

To the front of the property there is an attractive lawned garden with established planting and mature trees providing additional privacy. The side and rear benefit from substantial gravelled parking areas suitable for multiple vehicles, enclosed with wooden gates. A flagged yard area is positioned to the rear of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

3 DERWENT CRESCENT
TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Derwent Crescent, Hamsterley Colliery, Newcastle upon Tyne, Durham, NE17 7PD

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

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

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