



2 bed terraced house to rent in

Pemberton Bank, Easington Lane,
Houghton Le Spring, Tyne and Wear, DH5
0HN

£650 pcm

 x 2  x 1  x 2

On Street parking

Unfurnished

Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Two Reception Rooms
- ✓ Enclosed Rear Garden
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**TWO DOUBLE BEDROOMS**TWO RECEPTION ROOMS**ENCLOSED REAR GARDEN**POPULAR LOCATION**

Pattinsons are excited to welcome to the rental market this well presented two bed home, ideally located in Pemberton Bank, Houghton Le Spring. Perfectly situated within close proximity to local amenities, transport links and walking distance to popular local schools. Also within short driving distance to Dalton Park Outlet, Hetton Lyons Country Park and Nose Point, which is located on the coast.

This impressive family residents is spacious property briefly consists of:- Entrance/hallway, lounge, dining room and a modern kitchen with a pantry cupboard. To the first floor lies two double bedrooms and a large bathroom, externally to the rear there is an enclosed garden, that gives the option for off road parking.

Early viewings come highly recommended to appreciate the size and location of this property.

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: £700.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, dining room and first floor staircase.

Lounge

4.13m x 4.12m (13'6" x 13'6")

Spacious lounge with laminate flooring, feature fireplace, radiator and a double glazed front aspect window.



Dining Room

5.05m x 4.15m (16'6" x 13'7")

Separate dining room with laminate flooring, feature fireplace, radiator and a double glazed rear aspect bay window.



Kitchen

3.75m x 2.30m (12'3" x 7'6")

Modern kitchen benefiting from a range of wall and base units with contrasting work surfaces, pantry cupboard, plumbing for a washing machine and an integrated oven with a ceramic hob. Tiled flooring, tile splash back, panelled walls, a radiator and two double glazed rear aspect window.



Bedroom One

4.09m x 5.12m (13'5" x 16'9")

Double bedroom with carpet flooring, radiator and two double glazed front aspect windows.



Bedroom Two

4.29m x 3.36m (14'0" x 11'0")

Double bedroom with carpet flooring, storage cupboard, radiator and a double glazed rear aspect window.

Bathroom

4.29m x 3.36m (14'0" x 11'0")

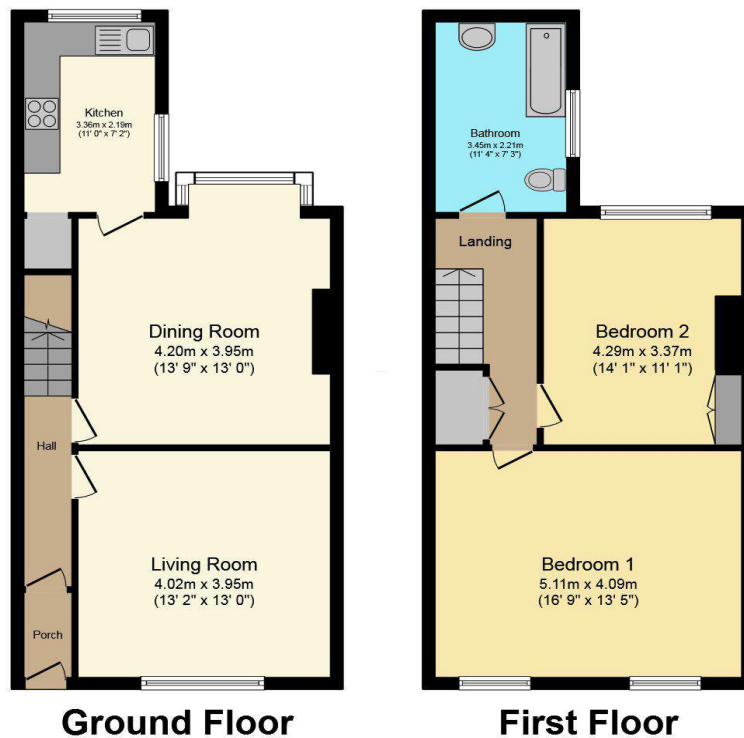
Generous bathroom benefitting from a paneled bath with an over head shower, W.C and a hand was basin with vanity cupboards. Tile flooring, tiled walls, radiator and a double glazed rear aspect window.



External

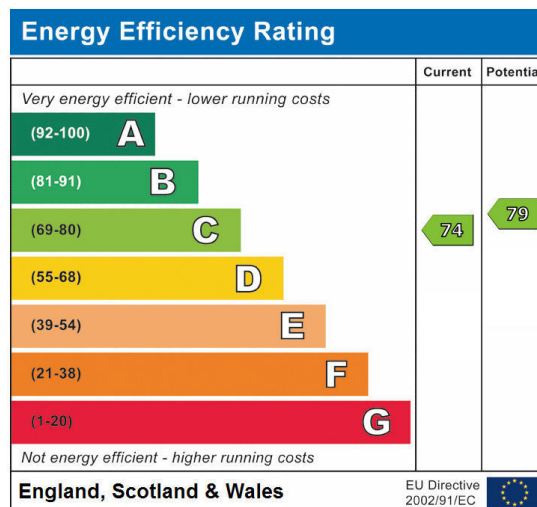
Externally to the rear lies a private garden which can be accessed by double gates and gives the option for off road parking.





Total floor area 98.9 m² (1,064 sq.ft.) approx

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



Pemberton Bank, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0HN

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

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