

pattinson 

2 bed terraced house to rent in

Sycamore Street, Ashington,
Northumberland, NE63 0HL

£695 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Available Now
- ✓ Integrated Fridge Freezer
- ✓ Recently Refurbished
- ✓ Media Wall In Living Room
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented two-bedroom terrace located in a central area of Ashington. The property offers a spacious lounge diner with built-in storage and media wall, modern fitted kitchen, and a contemporary bathroom. Upstairs there's a large main bedroom and a second bedroom with built-in storage. Externally, the home benefits from an enclosed low-maintenance garden and on-street parking to the front.

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: £675.00

Rent: £695 pcm

Property Type: Terraced House

Parking: On Street

Year built: 1920

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

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Kitchen

Modern fitted kitchen with wall and base units, contrasting worktops, tiled splashbacks, and an integrated oven, extractor hood, and fridge freezer. Inset sink below a window providing good natural light, recessed spotlights, and wood-effect flooring.



Inner Hall

Central hallway with wood-effect flooring and access to a useful storage cupboard housing the boiler and electrical consumer unit.



Bathroom

Modern bathroom fitted with a panelled bath, wash basin with vanity unit, and low-level WC. Fully tiled walls and floor, frosted window for natural light, and finished in a contemporary grey colour scheme.



Living Room

Spacious and well-presented lounge featuring plush carpeting, recessed ceiling spotlights, and a bright, neutral décor. The room benefits from built-in under-stair storage cupboards, providing practical additional storage, along with ample space for living and dining furniture.



Bedroom 1

Generous double bedroom finished in a neutral décor, featuring plush carpeting, recessed ceiling spotlights, and a large window providing good natural light. Well-proportioned with ample space for bedroom furniture.

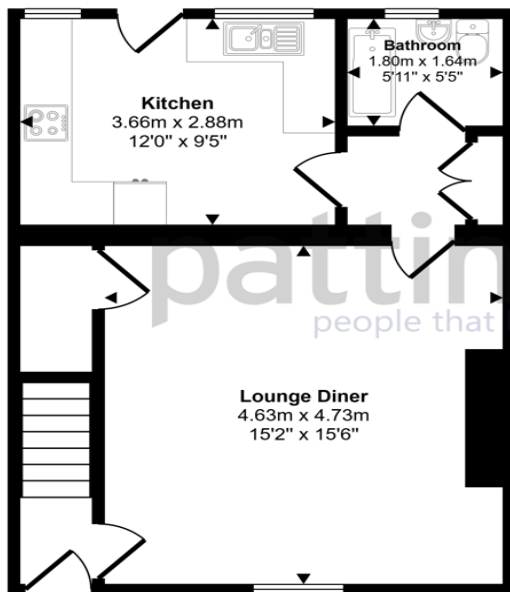


Bedroom 2

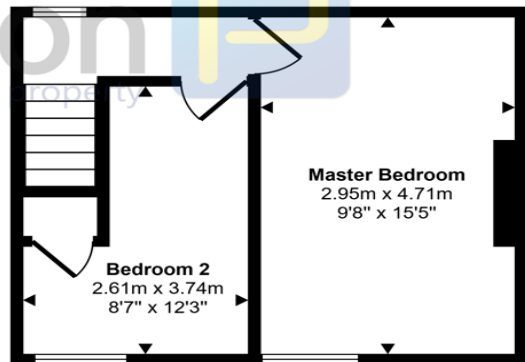
Well-proportioned second bedroom finished in a neutral décor, featuring plush carpeting, recessed ceiling spotlights, and a window providing natural light. Versatile space suitable for a bedroom, home office, or dressing room.



Approx Gross Internal Area
72 sq m / 773 sq ft

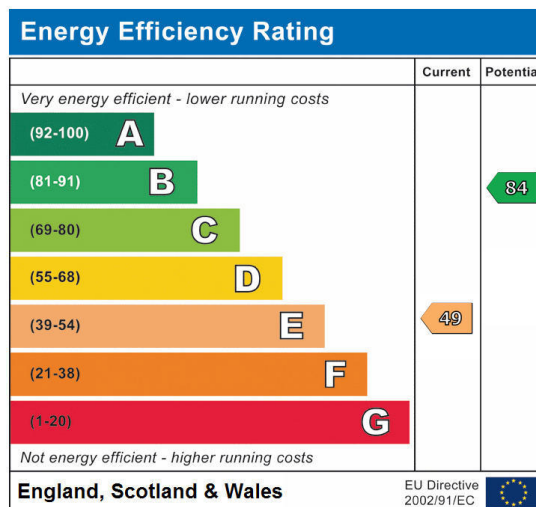


Ground Floor
Approx 45 sq m / 483 sq ft



First Floor
Approx 27 sq m / 290 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.



Sycamore Street, Ashington, Northumberland, NE63 0HL

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

