



3 bed upper flat to rent in NE63

Milburn Road, Ashington, Ashington,
Northumberland, NE63 0PQ

£625 pcm

H x3 D x1 B x1

On Street parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Upper Flat
- ✓ Well Presented
- ✓ D/G & GCH
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This well-presented upper flat located in Ashington presents an exciting residential rental opportunity. The home boasts three bedrooms complete with plenty of natural light. The property accommodates one reception room that serves as a relaxing space, ideal for entertaining or simply unwinding after a long day.

The residence is thoughtfully designed incorporating one meticulously maintained bathroom, offering a comfortable living standard. This charming home flaunts a balance of modern comfort and traditional charm, creating an ideal living environment.

Being an upper flat, peace and privacy are offered in abundance. Perfectly situated, this home in Ashington blends quiet suburban living with the convenience of nearby amenities.

In summary, this is not just a house, but a space designed for comfort, and a lifestyle choice that values convenience, space and tranquility. With its blend of space, style and comfort, this three-bedroom upper flat in Ashington is waiting for its new tenants to enjoy all it has to offer.

EPC: C

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: £721.15

Rent: £625 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

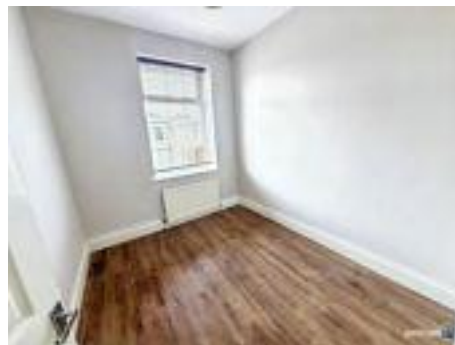
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Entrance

Via double glazed door
-Stairs to first floor



First Floor Landing



Living Room

2.65m x 4.55m (8'8" x 14'11")

Double glazed window
-Storage cupboard
-Radiator



Kitchen

1.83m x 2.73m (6'0" x 8'11")

Double glazed window
-Fitted wall & base units with work tops
-Integrated oven & hob with extractor hood
-Plumbed for washing machine
-Access to rear staircase



Additional Image



Additional Image 1

Showing rear staircase



Bathroom

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



Bedroom 1

3.28m x 4.29m (10'9" x 14'0")

Double glazed window
-Radiator



Bedroom 2

2.28m x 3.49m (7'5" x 11'5")

Double glazed window
-Radiator



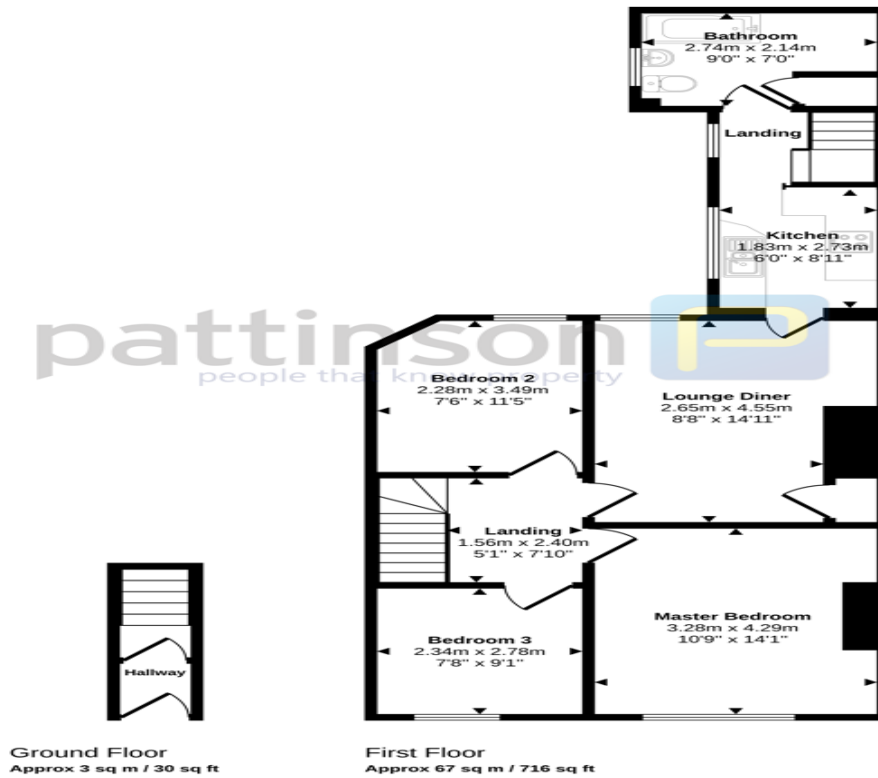
Bedroom 3

2.34m x 2.78m (7'8" x 9'1")

Double glazed window
-Radiator



Approx Gross Internal Area
69 sq m / 746 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Milburn Road, Ashington, Ashington, Northumberland, NE63 0PQ

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

