


To rent

2 bed end of terrace house to rent in TS20

Talbot Street, Norton, Stockton-on-Tees,
Durham, TS20 2AY

£650 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Close to Local Amenities and Transport Links
- ✓ Two Double Bedrooms
- ✓ Downstairs W/C
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This well-presented two bedroom end-terrace property is ideally situated on Talbot Street in Norton, offering comfortable accommodation in a convenient residential location.

The property opens directly into a bright and spacious lounge, creating a welcoming main living area with ample space for both seating and dining. To the rear of the property is a fitted kitchen featuring a range of wall and base units with space for appliances and access to the rear yard. There is also the added benefit of a ground floor W/C. To the first floor are two well-proportioned bedrooms, both offering comfortable living space, along with a family bathroom fitted with a white suite comprising a bath with overhead shower, wash hand basin and WC. Externally, the property benefits from an enclosed rear yard and on-street parking to the front.

Ideally located close to Norton High Street, the home provides easy access to local shops, schools, amenities and transport links, making it well suited to couples, small families or professionals.

Early viewing is highly recommended to appreciate the accommodation on offer.

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: £650 pcm

Property Type: End of terrace house

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance



Lounge

7.70m x 2.81m (25'3" x 9'2")



Kitchen

3.19m x 2.65m (10'5" x 8'8")



W/C



Stairs to First Floor

Bedroom One

3.68m x 3.20m (12'0" x 10'5")



Bedroom Two

3.20m x 2.60m (10'5" x 8'6")



Bathroom W/C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	75	
(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

Talbot Street, Norton, Stockton-on-Tees, Durham, TS20 2AY

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

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