

**To rent**

3 bed semi-detached house to rent in TS17

Barrowburn Green, Ingleby Barwick,
Stockton-on-Tees, Durham, TS17 0FF

£950 pcm

 x 3  x 1  x 2

Size

732 sq ft / 68 sq m

Driveway & Garage parking

Property features

- ✓ Three-bedroom semi detached family home
- ✓ Sought-after Barrowburn Green location
- ✓ Spacious sun room overlooking the rear garden
- ✓ Principal bedroom with en-suite
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Three-Bedroom Semi-Detached Family Home | Sun Room | Detached Garage & Driveway | Sought-After Location

This impressive three-bedroom detached family home is situated within the highly desirable Barrowburn Green development and offers spacious, modern accommodation throughout. Deceptively spacious from the outside, the property benefits from a detached garage, private driveway, conservatory-style sun room, and an enclosed rear garden, making it an ideal home for families.

Finished to a good standard and beautifully presented throughout, the property is ready for immediate occupation. Conveniently located close to local amenities, well-regarded schools, and excellent motorway links, it offers both comfort and convenience.

The accommodation briefly comprises an inviting entrance hallway, ground floor WC, spacious lounge, fitted kitchen, and a bright sun room overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a contemporary refitted family bathroom.

Externally, the property enjoys a lawned front garden, a private driveway leading to the detached garage, and an enclosed rear garden laid mainly to lawn with a paved patio area, perfect for outdoor dining and entertaining.

Early viewing is highly recommended to fully appreciate the size, quality, and location of this exceptional family home.

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: B

Deposit: £975.00

Length of Tenancy: Rolling

Rent: £950 pcm

Property Type: Semi-detached house

Build Size: 68 sq m

USPs: Garden, Allows children, Allows pets, Allows smokers, Retirement property

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(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

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

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