To rent

2 bed upper flat to rent in DH2

Middleham Close, Ouston, Chester Le Street, Durham, DH2 1TA

£700 pcm

x 2 x 1 x 1

Garage parking

Unfurnished

Property features

- Recently Refurbished
- Two Bedrooms
- Upper Flat
- Garage
- Close to Local Amenities

Key Information

- Council Tax: Band A
- Heating supply: Electric

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Two Bedroom Upper Flat | Recently Refurbished Throughout | Garage & Parking

Middleham Close, Ouston, Chester-le-Street

This recently refurbished two bedroom upper flat offers well-presented accommodation throughout and is ideally situated within the popular residential area of Ouston, Chester-le-Street.

The property briefly comprises an entrance hall with stairs leading to the first-floor landing, a large and spacious living room, and a modern newly fitted kitchen. There are two well-proportioned double bedrooms, along with a contemporary bathroom.

Externally, the property benefits from a garage providing secure parking and additional storage.

Ideally located for access to a range of excellent local amenities, including shops, schools and everyday facilities, while also offering convenient transport links to Chester-le-Street, Washington, Gateshead and surrounding areas.

Having been recently refurbished throughout, this property is ready to move into and would make an excellent rental opportunity.

Early viewing is highly recommended.

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: £875.00

Rent: £700 pcm

Property Type: Upper Flat

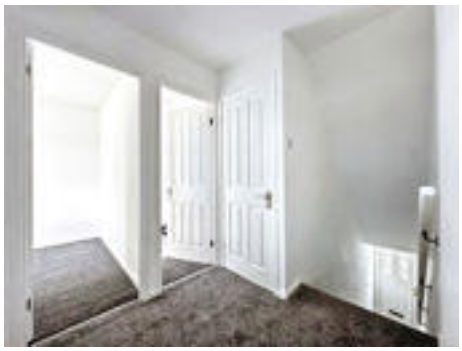
USPs: Allows smokers

Parking: Garage

Heating: Electric

External Front

First Floor Landing



Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Garage

Middleham Close, Ouston, Chester Le Street, Durham, DH2 1TA

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

55 The Galleries, Washington, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk

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