



3 bed semi-detached house to rent in TS28

Newholme Estate, Station Town, Wingate, Durham, TS28 5EJ

£675 pcm

 x3  x1  x1

Driveway parking

Part Furnished

Property features

- ✓ Three Bedrooms Semi-Detached
- ✓ Downstairs W/C
- ✓ Front & Rear Garden
- ✓ Driveway
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome for rent this three-bedroom semi-detached property situated on Newholme Estate, Wingate.

The property briefly comprises: entrance way, living room, kitchen, utility and w/c are located on the ground floor. Three bedrooms and a shower room are located on the first floor.

Externally the property offers a grassed area and a driveway to the front elevation. Fully enclosed garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521

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: £778.85

Rent: £675 pcm

Property Type: Semi-detached house

USPs: Part furnished, Allows smokers

Parking: Driveway

Heating: Gas

External Front

Access via double gate, grassed area and a driveway to the front elevation.



Entrance Way

Access via UVPC door, radiator and tiled flooring.



Living Room

Double glazed window to the front elevation, tv point, radiator and carpet.



Kitchen

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, 5 burner gas hob with wok burner, stainless steel splash back, fan oven, built in fridge, freezer and laminate flooring.



Utility Room

Double glazed window to the side elevation, plumbed for a washing machine and laminate flooring.



W/C

Double glazed window to the side elevation, low level WC and laminate flooring.



Landing

Access to the loft, double glazed window to the side elevation and carpet.



Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



Bedroom 3

Double glazed window to the side elevation, radiator and carpet.



Shower Room

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, vanity wash basin with stainless steel mixer tap, walk in shower, radiator and marble flooring.

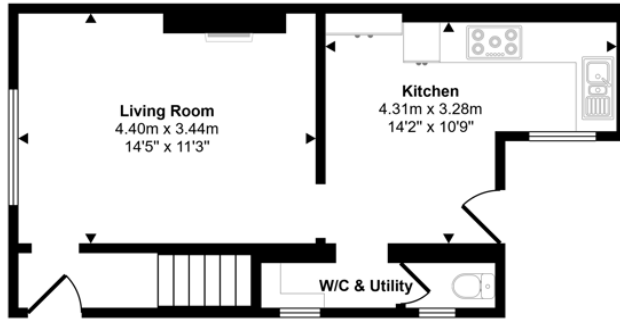


External Rear

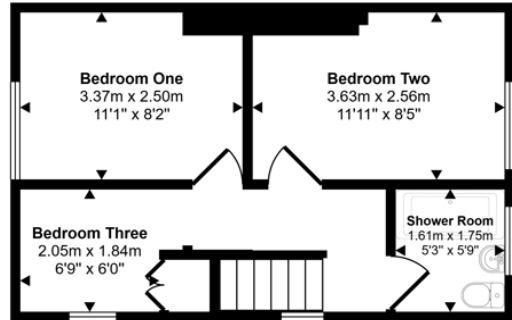
Fully enclosed large garden, with grassed, stoned and split level decking for low maintenance.



Approx Gross Internal Area
66 sq m / 713 sq ft

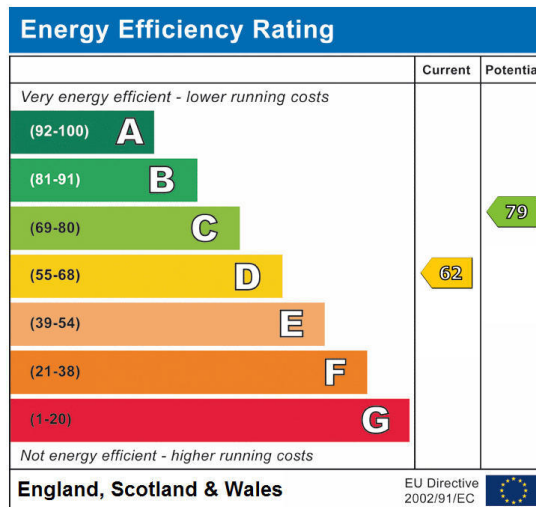


Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 32 sq m / 345 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.



Newholme Estate, Station Town, Wingate, Durham, TS28 5EJ

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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