



  
**To rent**

pattinson P  
people that know property

## 2 bed terraced house to rent in

Pearson Street, Spennymoor, Durham,  
DL16 6HP

# £500 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ 2 bedrooms
- ✓ Council Tax Band A
- ✓ On street parking
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Kathryn Greensmith  
Branch Manager  
Durham City

0191 3832133  
durham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to present this well-proportioned two-bedroom terraced property available to rent in the popular area of Spennymoor.

Upon entering the property, you are welcomed into a hallway which leads through to the bright and inviting living room. The room features a large front aspect window, allowing plenty of natural light to fill the room, while neutral white walls and modern grey carpeting create a clean and contemporary feel throughout. Well proportioned in size, the living room provides an ideal setting for both relaxing and entertaining.

The property benefits from a bright and spacious kitchen fitted with a range of modern high-gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks. A stainless steel sink and drainer are positioned beneath a large window, allowing plenty of natural light to flow through the room. The kitchen includes a free-standing gas oven and offers room for additional appliances, including a washing machine and fridge freezer. Finished with contemporary vinyl flooring and neutral décor throughout, the kitchen provides a clean and modern feel while retaining excellent proportions. The kitchen also provides access to the staircase, ground floor bathroom, and rear yard.

The property further benefits from a modern ground floor bathroom fitted with a white three-piece suite comprising a panelled bath, wash hand basin with vanity storage beneath, and low-level WC. Finished with contemporary wall panelling and modern vinyl flooring, the bathroom offers a clean and low-maintenance finish throughout. A frosted rear aspect window allows for natural light while maintaining privacy.

To the first floor are two generously sized double bedrooms, both finished with neutral white walls and modern grey carpeting throughout. Each bedroom benefits from built-in storage, providing practical and convenient storage while maintaining a clean and contemporary feel.

Externally, the property benefits from convenient on-street parking to the front, while to the rear there is a private enclosed yard providing useful outdoor space and rear access.

The property is conveniently located close to Spennymoor town centre, offering a range of local amenities including supermarkets, schools, shops, and cafés. The area also benefits from excellent transport links, with easy access to Durham City, Bishop Auckland, the A167, and the A1(M), making it ideal for commuters.

To arrange your viewing, please contact your local Pattinson Durham branch today.

#### 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: £575.00

Length of Tenancy: 6 months

Rent: £500 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

## Bedroom 1

A double bedroom featuring a front-aspect double-glazed window, radiator, and carpeted flooring



## Bedroom 2

A double bedroom featuring a rear-aspect double-glazed window, radiator, and carpeted flooring



## Bathroom

Fully clad walls and vinyl flooring, low-level WC, three-piece suite, and a double glazed window to the rear aspect.



## Kitchen

Stainless steel sink, free-standing gas oven and hob, with vinyl flooring and rear aspect window.

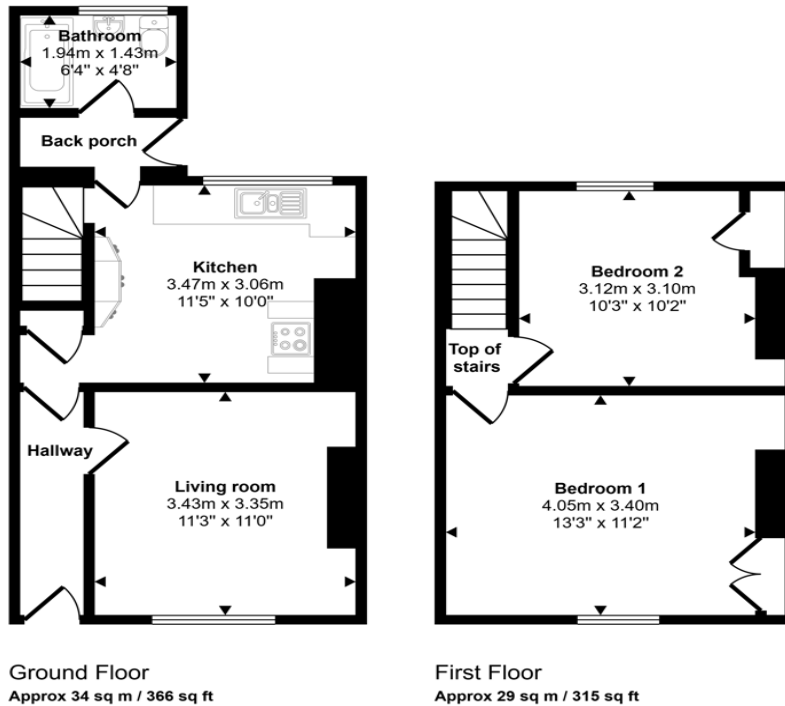


## Living Room

Carpeted, with double glazed front aspect window and gas central heating.



Approx Gross Internal Area  
63 sq m / 681 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Pearson Street, Spennymoor, Durham, DL16 6HP

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

**105 Gilesgate, Durham City, County Durham, Tyne & Wear, DH1 1JA, Tel: 0191 3832133,  
durham@pattinson.co.uk, www.pattinson.co.uk**

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