



3 bed terraced house to rent in

The Gables, Thornley, Durham, Durham,
DH6 3ER

£650 pcm

 x3  x1  x2

Allocated parking

Unfurnished

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Modern Kitchen
- ✓ Two Reception Rooms
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FMAILY HOME**THREE BEDROOMS **TWO RECEPTION ROOMS*NEWLY FITTED KITCHEN**PRIVATE REAR YARD**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the rental market this well presented, spacious three bed family home, situated on The Gables, Thornley. Ideally located close to local shops and other amenities, popular schools, fantastic public transport and major roaf links via the A1 (M) . Also within a short dive to Cassop Vale Nature Reserve, Dalton Park Outlet, Sunderland & Durham City.

This impressive property is spacious property briefly consists of:- Entrance/hallway, lounge, dining room and a newly fitted modern kitchen. To the first floor we have three well proportioned bedrooms and a spacious three piece family bathroom. Externally there is an enclosed forecourt to the front and to the rear there is private yard, beyond the rear yard the is a car port for off road parking.

Early viewings come highly recommended to appreciate the size and location of this family home. For any further information or to book your internal viewing please call our Houghton Office

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: £750.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Allocated

Heating: Gas

Entrnace/Hallway

Property entrance leading to the hallway, which gives access to the dining room and first floor staircase.

Lounge

5.27m x 3.54m (17'3" x 11'7")

Spacious lounge area with laminate flooring, feature fireplace, radiator and a double glazed front aspect bay window. The lounge gives access to the diner via double doors.



Dining Room

4.26m x 3.58m (13'11" x 11'8")

Separate dining room with laminate flooring radiator and French door leading to the rear garden.



Kitchen

5.01m x 2.34m (16'5" x 7'8")

Modern kitchen benefiting from a range of shake style upper and lower units with contrasting worksurfaces, a stainless steel sink until, under-stair storage, an integrated oven and ceramic hob. Tile flooring, tile splash back, a radiator, two double glazed windows and an external door leading to the rear garden.



Bedroom One

4.21m x 2.55m (13'9" x 8'4")

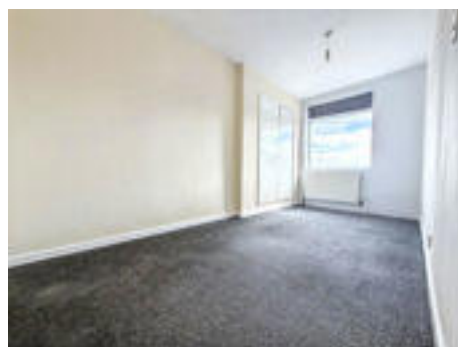
Double bedroom with carpet flooring, radiator and double glazed rear aspect window.



Bedroom Two

3.44m x 2.13m (11'3" x 6'11")

Double bedroom with carpet flooring, integrated wardrobes, radiator and double glazed front aspect window.



Bedroom Three

4.15m x 2.05m (13'7" x 6'8")

Third bedroom with carpet flooring, radiator and a double glazed front aspect window.



Bathroom

3.04m x 2.30m (9'11" x 7'6")

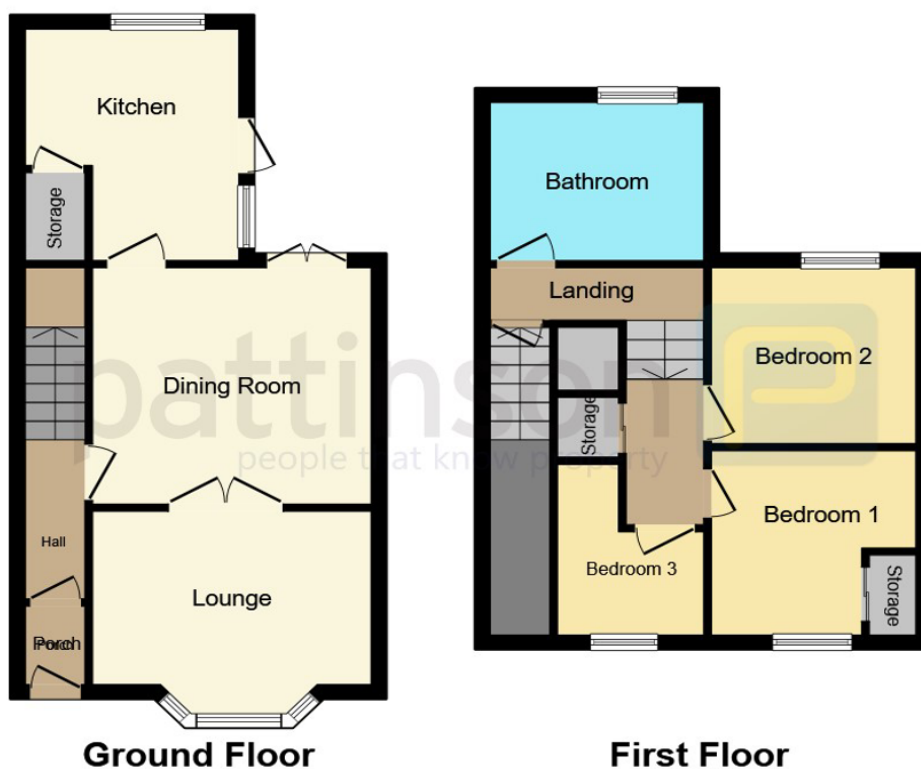
Spacious three piece bathroom benefiting from a panelled bath with over head shower, hand wash basin and W.C. Laminate flooring, partly tiled walls, radiator and double glazed rear aspect.



External

Externally to the front there is an enclosed forecourt and the rear there is a enclosed yard with a patio area, beyond the rear yard the is a car port for off road parking.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

The Gables, Thornley, Durham, Durham, DH6 3ER

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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