



2 bed terraced house to rent in
Magdalene Place, Ferryhill, Durham, DL17
8BA

£500 pcm

H x2 D x1 B x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ living Dinning area
- ✓ Council Tax Band A
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

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 welcome to the rental market this well-presented two-bedroom terraced property, ideally located on Magdalene Place, Ferryhill.

Entering the property, you are welcomed into a well-appointed fitted kitchen featuring a range of cream and wood-effect wall and base units, complemented by contrasting black worktops and a stylish tiled splashback. The kitchen benefits from an electric oven and hob with extractor hood, as well as a stainless-steel sink and drainer positioned beneath a window, providing plenty of natural light. There is ample storage and workspace, with attractive stone-effect flooring completing this practical and functional kitchen.

A spacious and versatile open-plan living and dining room features neutral décor, fitted carpet and plenty of natural light. The room offers generous space for both relaxing and entertaining, with an attractive arched opening and feature staircase adding character. A large front-facing window provides a bright and welcoming feel.

To the first floor, there are two well-proportioned bedrooms. The master bedroom is a generous double bedroom featuring useful built-in wardrobes and carpeted flooring. The second bedroom is a single bedroom, also benefiting from carpeted flooring, making it ideal as a child's bedroom, guest room or home office.

The bathroom is fitted with a modern white three-piece suite, comprising a low-level WC, wash hand basin with useful vanity storage beneath, and a panelled bath with overhead shower and glass shower screen. The walls are finished with attractive white tiled surrounds, complemented by feature detailing, while the vanity area benefits from a contrasting dark worktop. A frosted window provides natural light and privacy, with wood-effect flooring completing this bright and practical bathroom.

Externally, the property benefits from a low-maintenance enclosed yard with a concrete surface, providing a practical outdoor space. On-street parking is also available.

The property is conveniently located close to Ferryhill town centre, with a range of local shops, supermarkets, schools, cafés and everyday amenities nearby. Excellent transport links provide easy access to Spennymoor, Durham and Darlington, with convenient road connections to the A1(M) for wider travel.

Please contact your local Pattinson Durham branch to arrange a viewing on 0191 383 2133.

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: £576.92

Rent: £500 pcm

Property Type: Terraced House

Parking: On Street

Heating: Air Source Heat Pump

Living Room



Kitchen



Bedroom 1



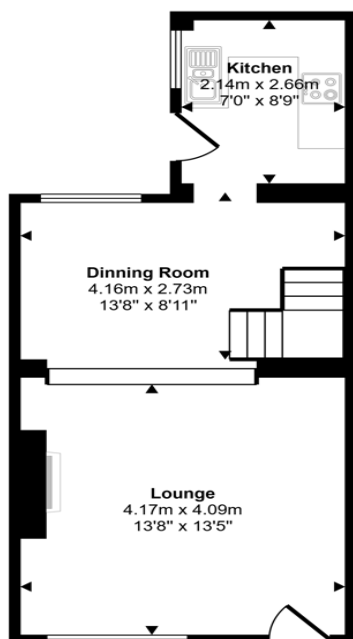
Bedroom 2



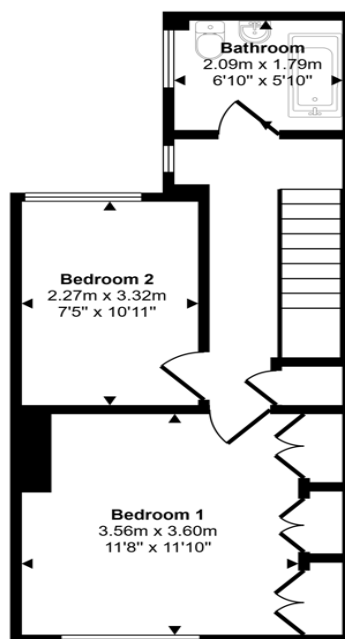
Bathroom



Approx Gross Internal Area
71 sq m / 765 sq ft

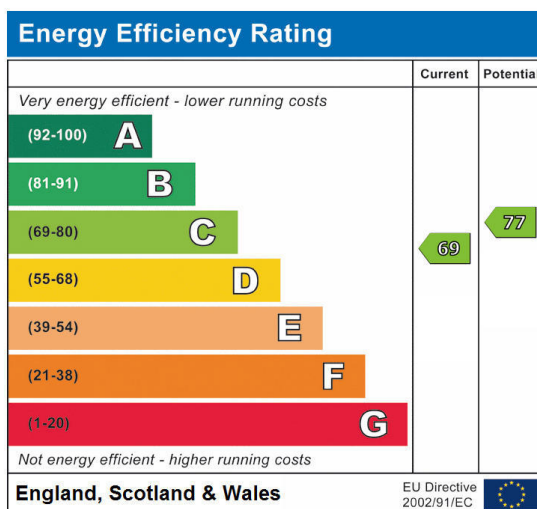


Ground Floor
Approx 36 sq m / 387 sq ft



First Floor
Approx 35 sq m / 379 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.



Magdalene Place, Ferryhill, Durham, DL17 8BA

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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