



To rent

2 bed terraced house to rent in

Lyons Lane, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0HP

£675 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

 EPC Rating C

Key Information

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

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**TWO DOUBLE BEDROOMS**TWO RECEPTION ROOMS***REAR YARD**POPULAE LOCATION****

Pattinson Estate Agents are happy to welcome to the rental market this spacious two bed home, which boasts two double bedrooms and is situated on the popular Lyons Lane, Houghton-Le-Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools and Hetton Lyons Country Park, as well as being a short driving distance to Rainton Meadows Nature Reserve, Dalton Park Outlet, Sunderland & Durham City Centres.

This well presented property is spacious throughout and briefly comprises of:-Entrance/porch, lounge, dining room, modern kitchen and a three piece family bathroom. To the first floor lies two double bedrooms and a large storage cupboard, externally there is a private rear yard.

Early viewings come highly recommended to appreciate this size, standard and location of this home, please call our Houghton office to arrange a viewing.

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: £700.00

Rent: £675 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Entrance/Porch

Property entrance leading to the porch, which gives direct access to the lounge.

Lounge

4.19m x 4.72m (13'8" x 15'5")

Spacious lounge with carpet flooring, a radiator and double glazed front aspect window. The lounge also gives open flow access to the dining room.



Dining Room

4.19m x 4.70m (13'8" x 15'5")

The diner has carpet flooring, radiator and an under stair storage cupboard. This area also gives open flow access to the kitchen and first floor staircase.



Kitchen

2.02m x 4.51m (6'7" x 14'9")

Modern kitchen benefiting from a range of upper and lower units with contrasting work surfaces, stainless steel sink unit and plumbing for a washing machine. Laminate flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.96m x 1.69m (9'8" x 5'6")

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring UPVC cladded walls, a radiator and a double glazed rear respect window.



First Floor Landing

The first floor gives access to both bedroom and a large storage cupboard (9'10 x 3'0).

Bedroom One

3.44m x 5.52m (11'3" x 18'1")

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



Bedroom Two

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

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




External

Externally to the rear there is a private rear yard.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(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 

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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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RICS

Client Money Protection

