



### 3 bed semi-detached house to rent in NE66

Sycamore Avenue, Alnwick, Alnwick,  
Northumberland, NE66 1DT

## £650 pcm

 x3  x1  x1

Off Street parking

Unfurnished

### Property features

- ✓ THREE BEDROOMS
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF STREET PARKING
- ✓ AVAILABLE NOW
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

Darren Tynan  
Branch Manager  
Alnwick

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| Three Bedrooms | Off Street Parking | Enclosed rear Garden | Available Now |

Pattinson Estate Agents bring to the rental market this well-presented, 3 bedroomed spacious family home, offering generous accommodation, a modern fitted kitchen and a good-sized enclosed rear garden.

The property is neutrally decorated throughout and benefits from gas central heating and double glazing.

Briefly comprising; to the ground floor - living room, dining room, kitchen, utility room, downstairs W/C and under stairs cupboard, to the first floor, 3 good sized bedrooms and family bathroom. Externally there is off street parking to the front and an enclosed garden laid to lawn to the rear.

The property is available to move into immediately. To arrange your viewing contact the Alnwick branch on 01665 639110 or email alnwick@pattinson.co.uk

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: Semi-detached house

USPs: Garden

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Front External

Driveway parking



## Living Room

4.49m x 3.79m (14'8" x 12'5")

A bright and comfortable lounge featuring an attractive fireplace to the front elevation with access to the dining room, kitchen & utility room.



## Dining Room

2.82m x 2.41m (9'3" x 7'10")

Separate dining area which opens directly into the kitchen and door to the utility room.



## Kitchen

2.87m x 2.43m (9'4" x 7'11")

The fitted kitchen provides an excellent range of wood-effect wall and base units with contrasting work surfaces, tiled flooring, integrated gas oven and 5 burner gas hob, and plenty of preparation and storage space. There is space for a fridge/freezer.



## Utility Room

2.40m x 1.55m (7'10" x 5'1")

A useful utility area with plumbing for washing machine and separate ground-floor WC. Door leading to the rear garden.



## Downstairs W/C



## Bedroom One

*3.81m x 2.63m (12'6" x 8'7")*

Generous main bedroom with small cupboard space to the front elevation.



## Bedroom Two

*3.42m x 2.48m (11'2" x 8'1")*

To the rear elevation overlooking the garden.



## Bedroom Three

*2.89m x 2.36m (9'5" x 7'8")*

Smaller single bedroom which would suit a young child or office space.



## Bathroom

*1.90m x 1.48m (6'2" x 4'10")*

The bathroom is fitted with a white suite comprising bath with electric shower over, wash hand basin and WC.

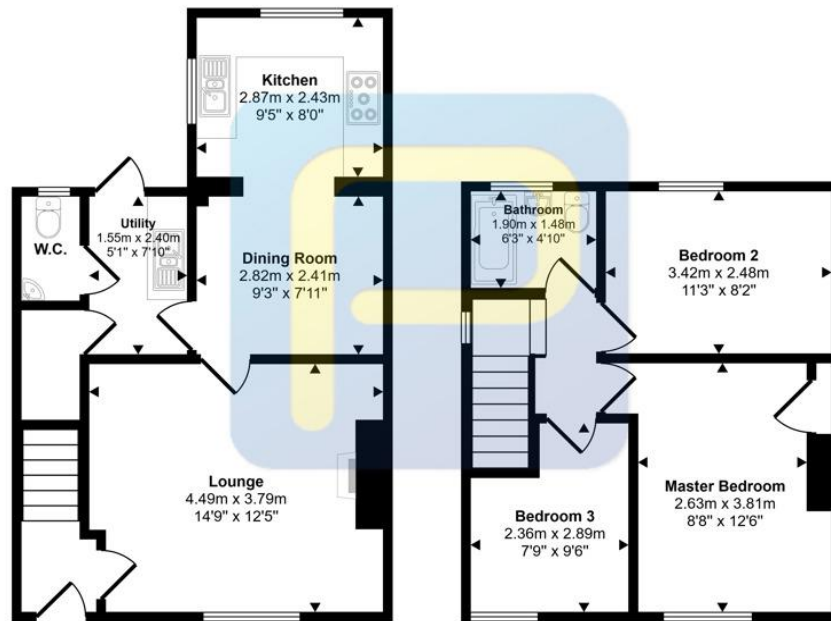


## Rear Garden

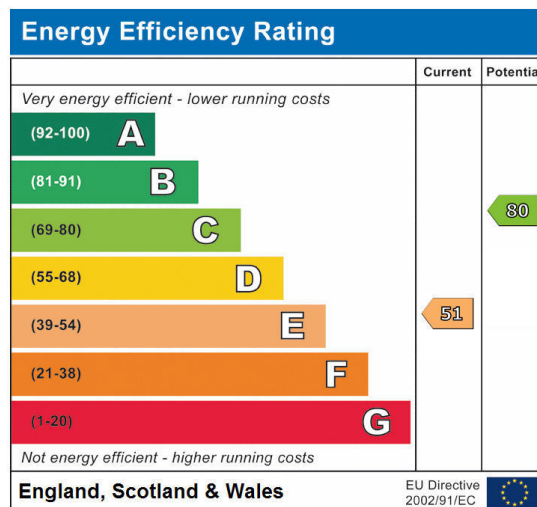
Enclosed garden to the rear with a lawn, established trees and shrubs, and paved seating areas, providing an excellent space for relaxing or family use. there is also a gated side access to the front of the property.



Approx Gross Internal Area  
78 sq m / 844 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.



Sycamore Avenue, Alnwick, Alnwick, Northumberland, NE66 1DT

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

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PY, Tel: 01665 639110,  
alnwick@pattinson.co.uk, www.pattinson.co.uk**

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