

**To rent**

3 bed semi-detached house to rent in TS20

Grove Terrace, Norton, Stockton-on-Tees, Durham, TS20 2HN

£775 pcm

 x3  x1  x2

Driveway parking

Unfurnished

Property features

- ✓ Semi Detached Family Home
- ✓ Close to Local Amenities and Transport Links
- ✓ Two Reception Rooms
- ✓ Ample Off-Street Parking
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the highly sought-after residential area of Norton, Stockton-on-Tees, this well-presented three-bedroom semi-detached home on Grove Terrace offers spacious and versatile accommodation, making it an ideal family rental.

The property briefly comprises an entrance hallway, a comfortable lounge, separate dining room, and a fitted kitchen, providing ample space for everyday living and entertaining. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC for added convenience.

Externally, the property benefits from generous off-street parking to the front. To the rear, there is an enclosed garden with both lawn and decking areas, offering an excellent outdoor space for relaxing, entertaining, or family activities.

Conveniently located close to local amenities, reputable schools, transport links, and Norton High Street, this attractive home is available to rent and early viewing is strongly recommended.

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: £800.00

Length of Tenancy: 6 months

Rent: £775 pcm

Property Type: Semi-detached house

USPs: Allows children

Parking: Driveway

Heating: Gas

Entrance



Hallway

Lounge



Dining Room



Kitchen



Stairs to First Floor

Bedroom One



Bedroom Two



Bedroom Three



W/C



Bathroom



External





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(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 		

Grove Terrace, Norton, Stockton-on-Tees, Durham, TS20 2HN

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

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,
norton@pattinson.co.uk, www.pattinson.co.uk**

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