



### 3 bed terraced house to rent in

Hadrian Court, Wingate, Durham, TS28  
5FB

# £695 pcm

 x3  x1  x1

Allocated parking

Unfurnished

### Property features

- ✓ End Of Terrace Family Home
- ✓ Three Bedrooms
- ✓ Open Plan Kitchen/Diner
- ✓ Private Rear Garden
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*END OF TERRACE FAMILY HOME\*\*THREE BEDROOMS\*\*OPEN PLAN KITCHEN/DINER\*\* GARAGE & DRIVEWAY\*\*PRIVATE REAR FACING GARDEN \*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the rental market this impressive three bed family home located on the popular estate of Hadrian Court, Wingate. Perfectly situated within close proximity to local shops and other amenities, good public transport links, popular local schools and major road links via the A19. The property also has the additional factor of just being a short drive to Sunderland & Durham City Centres.

This well presented family home is spacious throughout and briefly consists of:- entrance/hallway, spacious lounge, modern kitchen/diner and a downstairs WC. To the first floor lies three well proportioned bedrooms and newly refurbished three piece bathroom. To the rear lies a private garden laid to lawn, beyond the garden is a garage and driveway.

Early viewing comes highly recommended to fully appreciate the size, location and standard of this home. To arrange 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: B

Deposit: £801.92

Rent: £695 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance/Hallway

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

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## Lounge

3.84m x 3.54m (12'7" x 11'7")

Spacious lounge with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.

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## Kitchen/Dining Room

3.33m x 4.48m (10'11" x 14'8")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Tile flooring to the kitchen, vinyl flooring to the dining area, , tiled splash back, a radiator, double glazed window and external door leading to the rear garden.

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## Ground Floor W.C

Convenient downstairs W.C with a hand wash basin, radiator and vinyl flooring.

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## Bedroom One

2.02m x 3.63m (6'7" x 11'10")

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

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## Bedroom Two

2.02m x 3.63m (6'7" x 11'10")

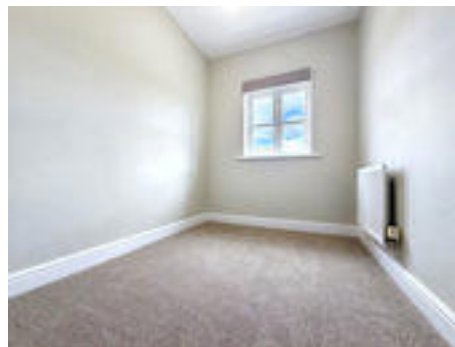
Double bedroom with carpet flooring, storage cupboard, a radiator and two double glazed front aspect windows.



## Bedroom Three

*3.44m x 1.94m (11'3" x 6'4")*

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



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## Bathroom

*1.68m x 2.53m (5'6" x 8'3")*

Newly renovated bathroom benefiting from a walk-in shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded walls and a heated towel rail.



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## External

Externally, the property has a private garden laid to lawn, in addition beyond the garden is a garage and driveway.



| Energy Efficiency Rating                                                       |         |           |
|--------------------------------------------------------------------------------|---------|-----------|
|                                                                                | Current | Potential |
| <i>Very energy efficient - lower running costs</i>                             |         |           |
| (92-100) <b>A</b>                                                              |         |           |
| (81-91) <b>B</b>                                                               |         | 89        |
| (69-80) <b>C</b>                                                               | 73      |           |
| (55-68) <b>D</b>                                                               |         |           |
| (39-54) <b>E</b>                                                               |         |           |
| (21-38) <b>F</b>                                                               |         |           |
| (1-20) <b>G</b>                                                                |         |           |
| <i>Not energy efficient - higher running costs</i>                             |         |           |
| <b>England, Scotland &amp; Wales</b> <div> EU Directive<br/>2002/91/EC  </div> |         |           |

Hadrian Court, Wingate, Durham, TS28 5FB

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

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