

**To rent**

2 bed terraced house to rent in

Station Avenue South, Fencehouses,
Houghton Le Spring, Tyne and Wear, DH4
6HN

£700 pcm

 x 2  x 1  x 2

On Street parking

Unfurnished

Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ South/West Facing Rear Garden
- ✓ Walking Distance to Local Schools
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are excited to welcome to the market this wonderful family home, which boasts two double bedrooms and is located on the popular street of Station Avenue South, Houghton-Le-Spring. Perfectly located within close proximity to local shops and amenities, great transport links and major road links via the A1. Also within a walking distance to an array of popular schools, as well as being short drive to both Elba Park, Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

This well presented property is spacious throughout and briefly consists of:- Entrance/hallway, lounge, dining room, fitted kitchen and a three piece family bathroom. To the first floor lies two double bedrooms, externally to the front there is an enclosed forecourt and south/West facing yard to the rear.

Early viewing comes highly recommended to appreciate the size, standard and location of this home, please call our Houghton branch 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: £807.00

Rent: £700 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance/Hallway

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

Living Room

5.04m x 3.83m (16'6" x 12'6")

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



Dining Room

4.33m x 3.89m (14'2" x 12'9")

Separate diner with laminate flooring, a radiator and a double glazed rear aspect window.



Kitchen

4.15m x 1.95m (13'7" x 6'4")

Recently fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine, a storage cupboard, and an integrated oven with gas hob. Tiled flooring, tiled splash back, radiator, a double glazed window and external door leading to the rear garden.



Bathroom

2.45m x 1.95m (8'0" x 6'4")

Three piece bathroom benefiting from a paneled bath, hand wash basin and WC. Tiled flooring, tiled walls, a radiator and two double glazed windows.



Bedroom One

4.07m x 4.54m (13'4" x 14'10")

Double bedroom with carpet flooring, modern fitted wardrobes, a radiator and two double glazed front aspect windows.



Bedroom Two

4.38m x 3.20m (14'4" x 10'5")

Double bedroom with laminate flooring, a fully working shower cubicle, a radiator and a double glazed rear aspect window.



External

Externally to the front there is an enclosed forecourt and to the rear lies South/West facing garden with a brick built outhouse.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Station Avenue South, Fencehouses, Houghton Le Spring, Tyne and Wear, DH4 6HN

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

