

**To rent**

3 bed terraced house to rent in

Byron Terrace, Shotton Colliery, Durham,
Durham, DH6 2PF

£650 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Three Bedrooms Terraced
- ✓ Open-Plan Living, Kitchen & Dining
- ✓ Downstairs W/C
- ✓ Driveway
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome for rent this three bedrooms terraced property situated on Byron Terrace, Shotton Colliery.

The property briefly comprises: entrance way, living room, kitchen, dining area and a w/c are located on the ground floor. Three bedrooms and a family bathroom are located on the first floor.

Externally the property offers a driveway to the front elevation. Fully enclosed garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521

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: £675.00

Length of Tenancy: 6 months

Rent: £650 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

External Front

Driveway to the front elevation.



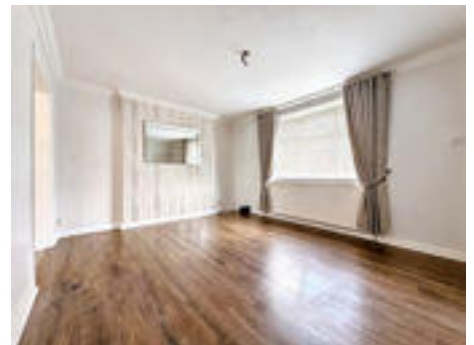
Entrance Way

Access via UPVC door, radiator and laminate flooring.



Living Room

Double glazed bay window to the front elevation, tv point, radiator and laminate flooring.



Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, plumbed for a washing machine, radiator, laminate flooring and patio doors leading to the garden.



W/C

Double glazed windows to the side elevation, low level w/c, tiled walls and tiled flooring.



Landing

Access to the loft, storage cupboard and carpet.



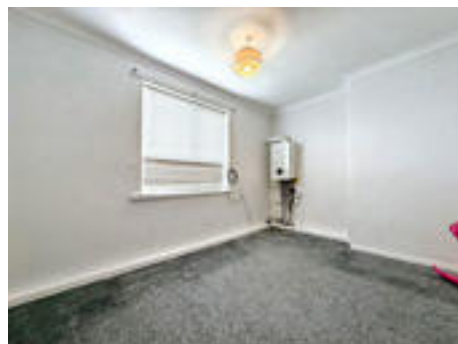
Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



Bedroom 3

Double glazed window to the front elevation, storage cupboard, radiator and carpet.



Bathroom

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, corner bath with stainless steel mixer tap with overhead shower, radiator, cladded walls and tiled flooring.

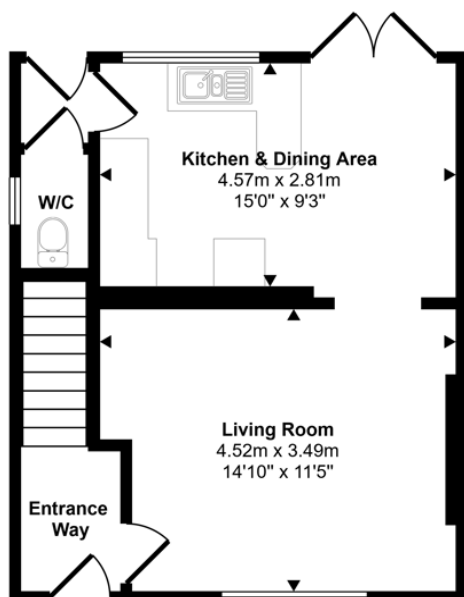


External Rear

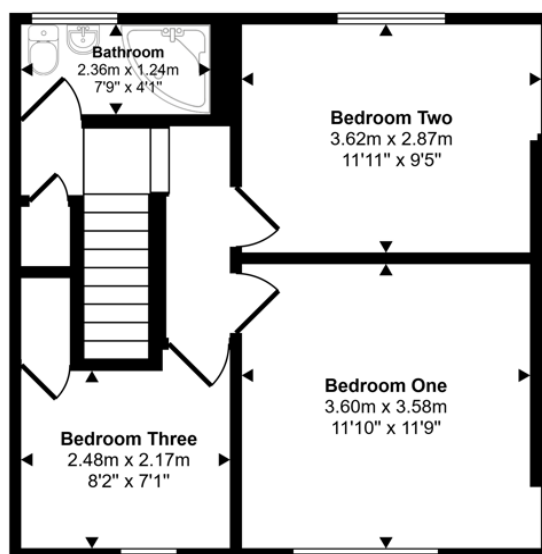
Fully enclosed garden to the rear elevation.



Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 42 sq m / 455 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Byron Terrace, Shotton Colliery, Durham, Durham, DH6 2PF

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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