


## 2 bed semi-detached house to rent in NE23

Silverdale Road, Cramlington, Northumberland, NE23 3LW

# £825 pcm

x 2 x 1 x 1

Driveway parking

Unfurnished

## Property features

- Great location
- Two double bedrooms
- Close to local amenities
- White goods included
- EPC Rating C

## Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas


### Arrange a viewing

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Cramlington

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- Flexible viewing slots
- Accompanied viewings

## Description

***AVAILABLE IMMEDIATELY***

We are pleased to welcome to the rental market this two bedroom semi detached home on Silverdale Road.

The property is offered unfurnished and features a porch, living room, kitchen, two double bedrooms and a bathroom. Externally there are gardens to the front and the rear of the property.

Situated in a sought after location. This home is located close to local amenities and transport links.

Early viewing is 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: B

Deposit: £951.92

Rent:  £825 pcm

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Living Room



## Kitchen



## Bedroom 1



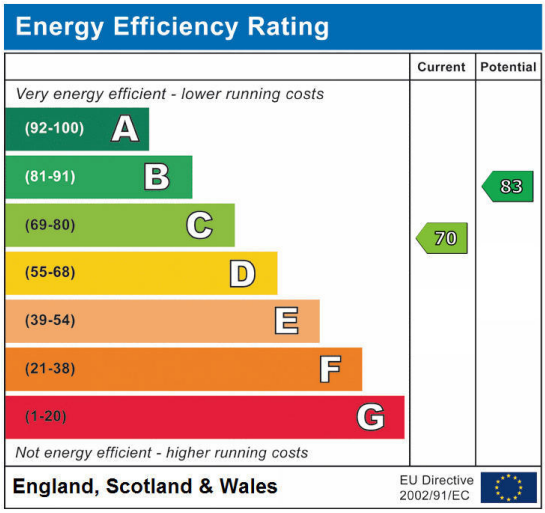
## Bedroom 2



## Bathroom








Silverdale Road, Cramlington, Northumberland, NE23 3LW

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

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, cramlington@pattinson.co.uk, www.pattinson.co.uk**

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