



3 bed terraced house to rent in

Store Terrace, Easington Lane, Houghton
Le Spring, Tyne and Wear, DH5 0JZ

£900 pcm

 x 3  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Newley Refurbished
- ✓ 3 Bedrooms
- ✓ Spacious garden
- ✓ Large kitchen
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented three-bedroom terraced property, ideally located on Store Terrace, Easington Lane.

Entering the property, you are welcomed into a bright and spacious living room, beautifully presented with contemporary laminate flooring and a large front-facing window that floods the room with natural light. Finished in neutral décor, the space offers a clean and modern feel, providing ample room for both relaxing and entertaining. The living room flows seamlessly through to the impressive fitted kitchen, creating a practical and sociable layout ideal for modern family living.

This impressive, recently modernised kitchen boasts a sophisticated blend of contemporary high-gloss cabinetry and wood-effect finishes, creating a stylish yet practical heart of the home. Offering an abundance of storage and preparation space, the kitchen is equipped with integrated appliances including a double oven and five-burner gas hob. The striking wood-effect flooring, and spacious layout make it perfect for modern family life and entertaining alike, while a door leading directly outside adds further convenience.

The first floor offers three well-proportioned bedrooms, comprising two spacious double bedrooms and a well-sized single bedroom. Each room has been tastefully finished with contemporary laminate flooring, spotlights, and neutral décor, creating a bright, clean, and modern feel throughout. The versatile accommodation is ideal for families, guests, or those looking to create a dedicated home office, with all three bedrooms presented to a high standard and ready for immediate occupation.

This stylish, fully tiled bathroom has been thoughtfully designed with a contemporary finish throughout. Featuring striking marble-effect tiling, a modern white suite incorporating a bath with overhead rainfall shower and glass screen, a floating vanity unit with integrated basin, and a sleek low-level WC. Bright, elegant and easy to maintain, this beautifully presented bathroom offers a luxurious space for everyday living.

Externally, the property benefits from a generously sized front garden, predominantly laid to lawn with a paved pathway leading to the front entrance. To the rear, there is a spacious, low-maintenance enclosed yard with a concrete surface, along with on-street parking.

The property is ideally located close to a range of local amenities, including shops, schools, and supermarkets. Excellent transport links provide easy access to Houghton-le-Spring, Durham, Sunderland, and the A1(M), making it an ideal location for commuters.

Please contact your local Pattinson Durham branch to arrange a viewing 01913832133.

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: £925.00

Rent: £900 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Living Room

Kitchen

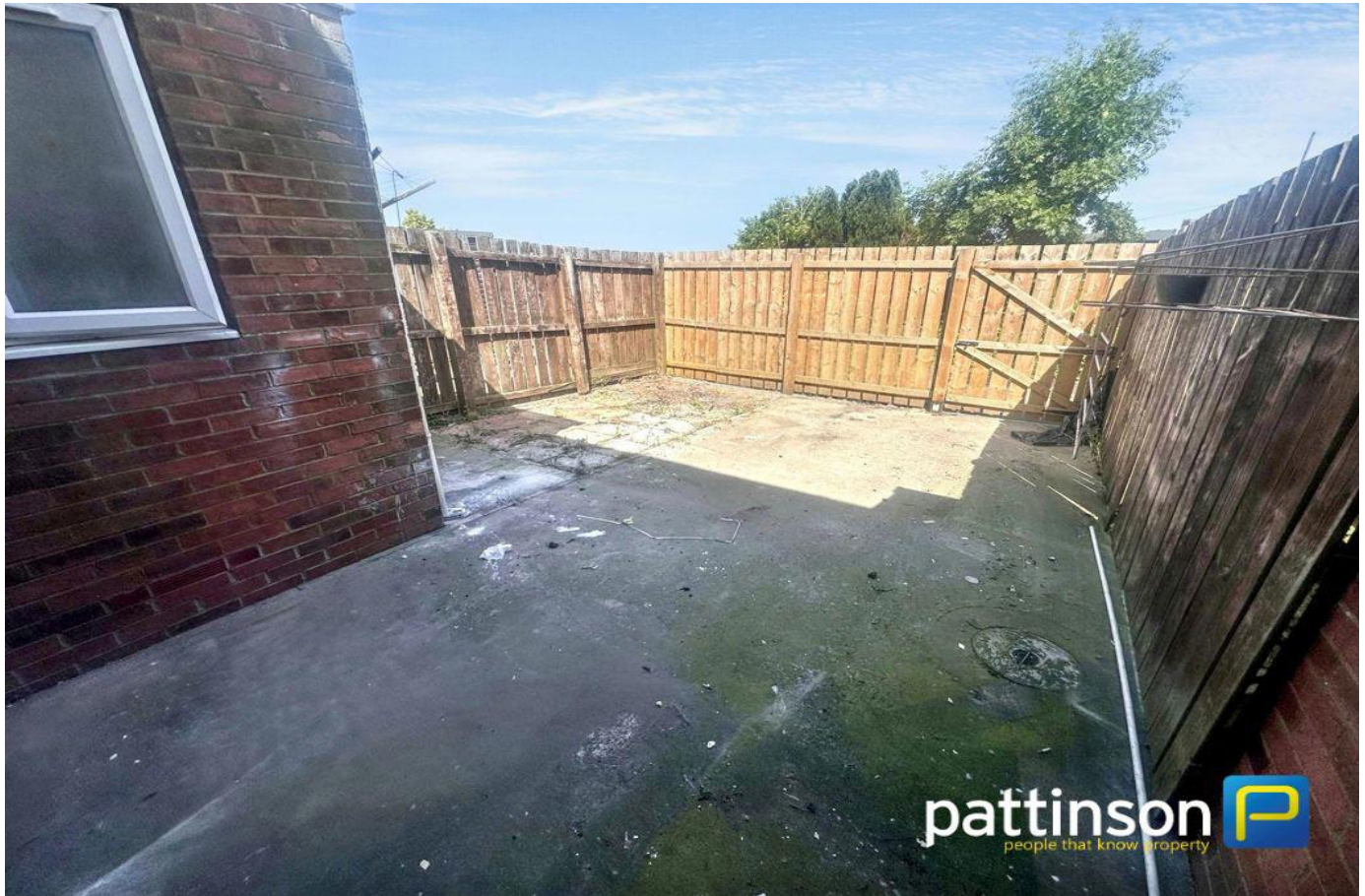
Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Ground floor W/C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(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	

Store Terrace, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0JZ

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

**105 Gilesgate, Durham City, County Durham, Tyne & Wear, DH1 1JA, Tel: 0191 3832133,
durham@pattinson.co.uk, www.pattinson.co.uk**

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