

**To rent**

4 bed terraced house to rent in

Canon Cockin Street, Sunderland, Tyne and Wear, SR2 8PR

£845 pcm

 x4  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ 4-Bedroom family home
- ✓ Popular location
- ✓ Close to local amenities and travel routes
- ✓ Ready now
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this spacious and versatile 4 bedroom mid-terrace dormer cottage situated on Canon Cockin Street in Hendon, Sunderland.

This well-proportioned family home offers exceptionally flexible living accommodation spread across two floors.

Situated in a well-established and friendly neighbourhood, this property benefits from an excellent coastal location with the local beachfront and scenic seaside promenades just a short walk away.

The vibrant Sunderland City Centre is roughly one mile from the doorstep, placing extensive high-street retail, dining, and leisure options within easy reach.

Everyday essentials are catered to by a variety of nearby supermarkets and independent shops situated along the bustling Vilette Road corridor.

Families will appreciate the close proximity to well-regarded educational institutions, including Valley Road Academy (just 0.2 miles away), Grangetown Primary School, and Southmoor Academy for secondary and sixth form education.

Commuting is straightforward with excellent local bus routes, rapid road connections across the region, and Sunderland Station and Park Lane Metro interchange located just a brief drive away, offering seamless access across Tyne and Wear.

Property Description

The ground floor layout begins with an entrance vestibule leading into a welcoming main hallway. From here, you are guided into a bright and comfortable living room that provides an ideal space for family relaxation.

Toward the rear, the property boasts a modern grey fitted kitchen equipped with an excellent range of wall and base units, contrasting work surfaces, and a dedicated dining area perfect for family meals.

The ground floor also benefits from a highly convenient master bedroom, offering a spacious double layout, alongside a modern family bathroom fitted with a crisp white suite, a panelled bath with an overhead shower, a wash hand basin, and a low-level WC.

Moving upstairs, the first-floor landing provides access to three further well-proportioned bedrooms situated within the dormer extension. These versatile spaces are ideal for family members, guest bedrooms, or a dedicated home office.

Externally, the property features a secure, low-maintenance rear courtyard. This enclosed yard includes a functional roller shutter door, providing the added benefit of secure off-street parking.

Early viewings are highly recommended to appreciate the scale of the accommodation on offer. Please contact Pattinson Sunderland Branch today arrange your 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: £900.00

Rent: £845 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4





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

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

51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

