



3 bed terraced house to rent in

Millersfield, Acomb, Hexham,
Northumberland, NE46 4RQ

£950 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Parking for Multiple Cars
- ✓ Three Bedrooms
- ✓ Council Tax A
- ✓ Recently Renovated
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

01434 605376
hexham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

THREE BEDROOMS - RECENTLEY RENOVATED - GARDEN

Welcome to this beautifully presented three-bedroom terraced home, ideally situated in the sought-after area of Acomb.

The property is entered via a welcoming hallway, leading through to a spacious dual-aspect living room that is flooded with natural light, creating a bright and inviting atmosphere. The modern fitted kitchen offers ample storage and workspace, with the added benefit of a separate utility room providing access to the rear entrance.

Upstairs, the property features three well-proportioned bedrooms, offering flexible accommodation for families, couples, or professionals in need of a home office.

The contemporary family bathroom is finished to a high standard, featuring a stylish modern suite with a large walk-in shower, combining practicality with a sleek, clean-lined design.

Situated within a friendly and well-established neighbourhood, the property enjoys convenient access to a range of local amenities, well-regarded schools, transport links, and the nearby market town of Hexham, offering an excellent selection of shops, restaurants, and leisure facilities.

Offering spacious accommodation, modern interiors, and an excellent location, this attractive home presents an ideal opportunity for those seeking comfortable living in a desirable village setting.

Early viewing is highly 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: A

Deposit: £975.00

Rent: £950 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets

Parking: Driveway

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Kitchen

3.49m x 2.47m (11'5" x 8'1")



Utility Room

1.31m x 3.23m (4'3" x 10'7")



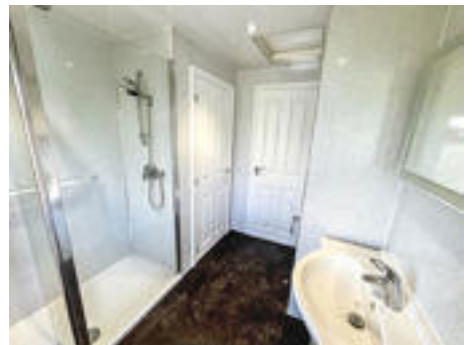
Living Room

3.39m x 4.57m (11'1" x 14'11")



Shower Room

2.20m x 2.53m (7'2" x 8'3")



Bedroom One

2.77m x 4.52m (9'1" x 14'9")



Bedroom Two

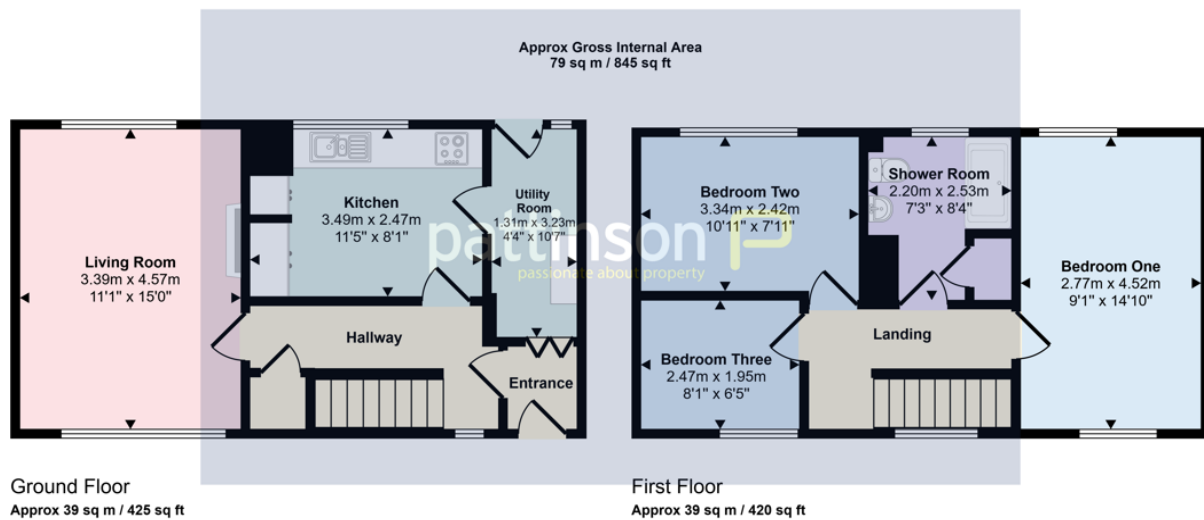
3.34m x 2.42m (10'11" x 7'11")



Bedroom Three

2.47m x 1.95m (8'1" x 6'4")





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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Millersfield, Acomb, Hexham, Northumberland, NE46 4RQ

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

**15 Priestpopple, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376,
hexham@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

