



4 bed town house to rent in TS28

Sandford Close, Wingate, Durham, TS28
5FD

£950 pcm

 x4  x2  x1

Allocated parking

Unfurnished

Property features

- ✓ Spacious Town House
- ✓ Modern Kitchen/Dining Room
- ✓ Four Bedrooms
- ✓ Garage & Driveway
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****TOWN HOUSE**FOUR BEDROOMS**PRINCIPLE BEDROOM WITH EN-SUITE** GARAGE & DRIVEWAY**PRIVATE SOUTH/EAST FACING GARDEN **POPULAR LOCATION****

Pattinson Estate Agents are excited to welcome to the market this impressive four bed family home located on the sought after estate of Sandford Close, Wingate. Perfectly situated within close proximity to local shops and other amenities, good public transport links, popular local schools and major road links via the A19. The property also has the additional factor of just being a short drive to Sunderland & Durham City Centres.

This well presented family home is spacious throughout and briefly consists of:- entrance/hallway, modern kitchen/diner and a downstairs WC. To the first floor lies the lounge with a Juliet balcony and a bedroom, to second floor there is a principle bedroom with an en-suite and a further two bedrooms. Externally, the property offers a multi car driveway and garage to front and a private South/East facing garden to the rear.

Early viewing comes highly recommended to fully appreciate the size, location and standard of this home. To arrange your internal viewing, please call our Houghton office.

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: C

Deposit: £1,096.15

Rent: £950 pcm

Property Type: Town House

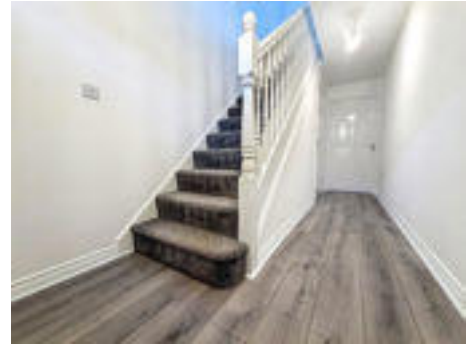
USPs: Allows smokers

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading hallway, which gives access to the kitchen/diner, ground floor W.C and first floor WC.



Kitchen/Diner

4.51m x 4.02m (14'9" x 13'2")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Tile flooring, tiled walls, a radiator, double glazed window and French doors leading to the rear garden.



Ground Floor W.C

1.86m x 0.90m (6'1" x 2'11")

Convenient downstairs W.C with a hand wash basin, radiator and tiled flooring,



Lounge

4.26m x 4.53m (13'11" x 14'10")

Spacious lounge with Juliet balcony, carpet flooring and a radiator.



Bedroom Three

3.12m x 2.49m (10'2" x 8'2")

Double bedroom located on the first floor, which has carpet flooring, a radiator and a double glazed window.



Bathroom

1.63m x 2.42m (5'4" x 7'11")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Vinyl flooring, tiled splash back and a radiator.



Principal Bedroom

4.83m x 2.53m (15'10" x 8'3")

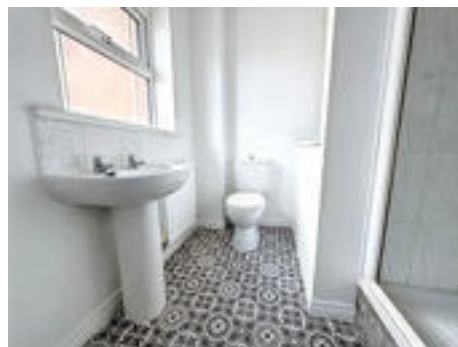
Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed window.



En-suite

1.79m x 1.65m (5'10" x 5'4")

Convenient en-suite with a shower cubicle, hand wash basin and WC. Vinyl flooring, tiled splash back, a radiator and a double glazed window.



Bedroom Two

4.02m x 2.43m (13'2" x 7'11")

Double bedroom with carpet flooring, a radiator and a double glazed window.



Bedroom Four

3.00m x 1.87m (9'10" x 6'1")

Fourth bedroom with carpet flooring, a radiator and a double glazed window.



External

Externally, to the front there is a multi car driveway leading to the garage, to the rear lies a South/East facing garden, which benefits from not being overlooked.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(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

Sandford Close, Wingate, Durham, TS28 5FD

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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