



To rent

3 bed semi-detached house to rent in NE23

Dandelion Drive, West Meadows,
Cramlington, Northumberland, NE23 8GG

£1,275 pcm

 x3  x2  x1

Allocated parking

Unfurnished

Property features

- ✓ Available now
- ✓ Three bedrooms
- ✓ En-suite to master
- ✓ Downstairs WC
- ✓ EPC Rating B

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson is pleased to present The Norbury, An impressive three-storey, three-bedroom home designed to offer both elegance and practicality. The ground floor opens with a modern kitchen at the front of the property, while to the rear, a spacious lounge diner creates the perfect social hub. French doors extend the living space into the garden, complemented by a convenient WC and a handy storage cupboard.

The first floor presents two generous double bedrooms, one positioned at the front and the other at the rear, both thoughtfully designed with excellent storage and floor space. A contemporary family bathroom sits centrally, serving both rooms with style and ease.

Occupying the entire top floor, the expansive master suite provides a true retreat. Complete with a dressing area, luxury en-suite, and additional storage, it offers the perfect balance of sophistication and comfort.

Key features

- * Available now - move straight in
- * Three bedrooms, two bathrooms, downstairs wc
- * Spacious reception room
- * Private garden & parking
- * Excellent location with great transport links

Make Renting Simple & Stress-Free:

- * Professionally Managed - Maintenance handled quickly & efficiently.
- * No Unexpected Charges - Repairs due to wear & tear covered.

* Customer-first Approach - Clear communication & hassle-free renting.

Don't miss your opportunity to secure this impressive Norbury-style family home!

Register your interest today.

Disclaimer: Energy Band: B | Council Tax Band: C. Please verify with the agent for the most accurate and up-to-date information.

We are regulated by The Property Ombudsman (TPO) and also a member of Client Money Protection.

Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. Computer generated images, floor plans and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property.

For further information on layouts and specifications please speak to your Lloyds Living representative.

Applicants are required to show an annual salary that is 30X the monthly rent. This condition can be fulfilled by combining the incomes of family members who will be residing together. Students must provide a guarantor whose income is 36X the monthly rent to be eligible.

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: £1,300.00

Rent: £1,275 pcm

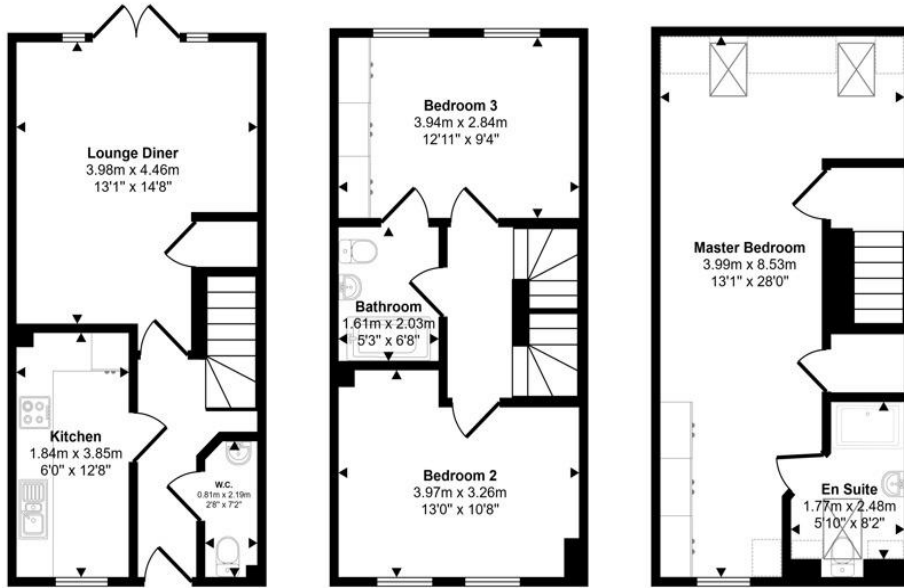
Property Type: Semi-detached house

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas

Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft

First Floor
Approx 34 sq m / 361 sq ft

Second Floor
Approx 34 sq m / 363 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	90	90
(69-80) C		
(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

Dandelion Drive, West Meadows, Cramlington, Northumberland, NE23 8GG

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

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

