



2 bed terraced house to rent in

Hanover Crescent, Shotton Colliery,
Durham, Durham, DH6 2NR

£675 pcm

 x 2  x 1  x 1

Allocated parking

Unfurnished

Property features

- ✓ Two Bedroom Terraced House
- ✓ Available To Rent
- ✓ Modern Fitted Breakfasting
- ✓ Two Generous Double Bedrooms
- ✓ Contemporary Family Bathroom

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Well Presented Two Bedroom Terraced Home | South-Facing Rear Garden | Allocated Parking | Popular Residential Location

Pattinson Estate Agents are delighted to offer to the rental market this beautifully presented two-bedroom terraced home, situated within the popular village of Shotton Colliery. Offering spacious and well-maintained accommodation throughout, this property is ideal for couples, small families or professionals seeking a comfortable home with excellent local amenities close by.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious lounge, creating the perfect space for relaxing or entertaining. To the rear is a well-appointed fitted kitchen featuring a range of wall and base units, ample worktop space and room for dining.

To the first floor are two generously sized bedrooms, both benefiting from plenty of natural light and offering versatile living space. Completing the accommodation is a modern family bathroom fitted with a white three-piece suite, including a bath with shower over.

Externally, the property enjoys an enclosed south-facing rear garden, ideal for outdoor seating and enjoying the sun. The home also benefits from an allocated parking space together with additional on-street parking available nearby.

Conveniently located within walking distance of local shops, schools and everyday amenities, the property also offers excellent transport links via the A19, providing easy access to

Durham, Sunderland, Hartlepool and the surrounding areas.

Early viewing is highly recommended. Contact Pattinson Estate Agents today to 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: B

Deposit: £700.00

Rent: £675 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets, Allows smokers

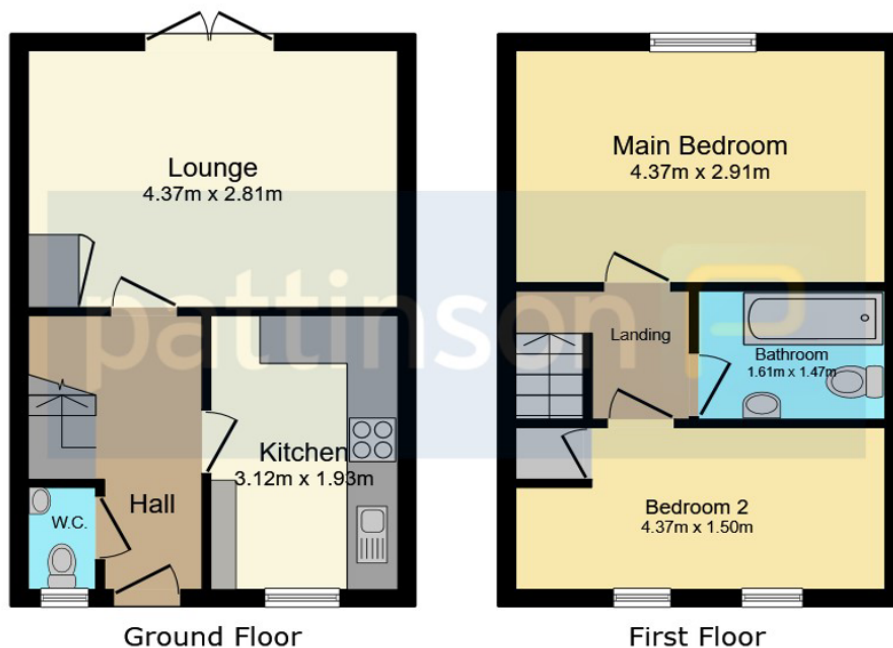
Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Total floor area: 59.0 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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