

2 bed terraced house to rent in

Granville Road, Peterlee, Durham, SR8 5RG

£675 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two-bedroom terraced house
- Recently cosmetically refurbed
- Well presetned throughout
- Two spacious double bedrooms
- EPC Rating C

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

This charming two-bedroom terraced property, situated in the popular town of Peterlee, is available to rent and offers well-presented accommodation, having recently undergone cosmetic refurbishment. Ideal for couples, small families or professionals, the property also benefits from a recently replaced full roof, providing added peace of mind for prospective tenants.

The accommodation briefly comprises two spacious double bedrooms, both enjoying plenty of natural light and offering comfortable living space.

To the ground floor, a generous reception room provides a welcoming and versatile space for relaxing or entertaining, with pleasant views overlooking the south-facing rear garden.

The property also benefits from a well-presented four-piece family bathroom, featuring modern fixtures and fittings, alongside a spacious kitchen diner. The kitchen offers ample worktop space and room for essential appliances, creating a practical and inviting area for everyday dining and meal preparation.

Externally, the south-facing rear garden provides an enjoyable outdoor space, perfect for making the most of the warmer months.

Located within a peaceful residential area, the property is conveniently positioned close to local shops, well-regarded schools, recreational parks and excellent transport links, making it an ideal choice for those seeking a comfortable home in a convenient location.

Early viewing is highly recommended to fully appreciate the space, presentation and location this lovely property has to offer.

For further information or to arrange a viewing, please contact Pattinson Estate Agents today.

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: £778.85

Rent: £675 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

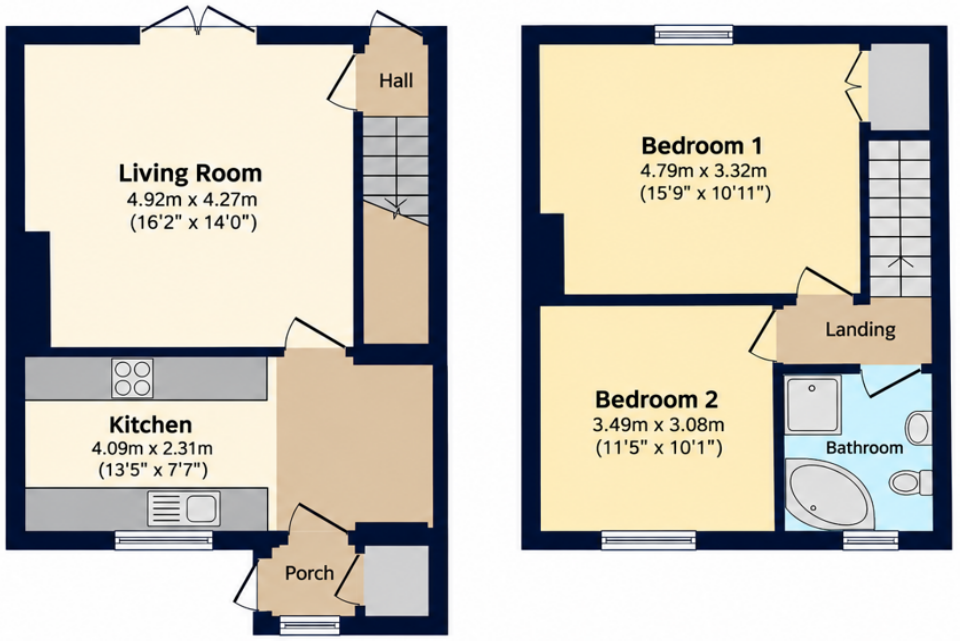
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

pattinson

Passionate about property



Ground Floor **First Floor**

Approx. Gross Internal Area
76.7 sq m / 826 sq ft

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 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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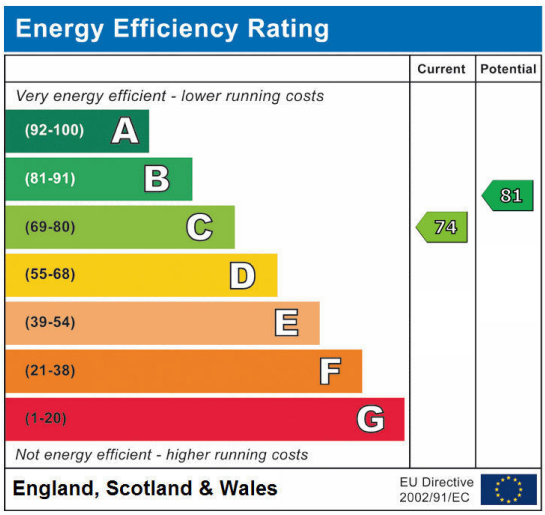

Granville Road, Peterlee, Durham, SR8 5RG

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

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