



3 bed terraced house to rent in

Lavender Way, West Meadows,
Cramlington, Northumberland, NE23 8FN

£1,150 pcm

 x 3  x 2  x 1

Allocated parking

Unfurnished

Property features

- ✓ Three bedrooms
- ✓ En-suite to master
- ✓ Downstairs WC
- ✓ Allocated parking
- ✓ EPC Rating B

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available September 2026

Pattinson is pleased to present The Maidstone - A stylish three-bedroom home thoughtfully designed for modern family living. The ground floor opens with a welcoming entrance hall and a conveniently located WC. At the front of the property, a bright and airy reception room is flooded with natural light, complemented by a central staircase leading to the first floor. To the rear, a fully integrated kitchen diner creates the heart of the home, with French doors opening onto the garden and a practical storage cupboard, making it the ideal space for both everyday living and entertaining.

Upstairs, the first floor provides two generous double bedrooms and a well-proportioned single bedroom, each offering excellent storage potential. The master bedroom, positioned at the front of the home, boasts its own private en-suite for a touch of luxury. A contemporary family bathroom and additional storage cupboard complete this versatile layout.

Key features

- * Three bedrooms, two bathrooms, downstairs wc
- * Spacious reception room
- * Private garden
- * 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 Ellerton-style family home!

Register your interest today.

Disclaimer: Energy Band: B | Council Tax Band: B. 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: B

Deposit: £1,326.00

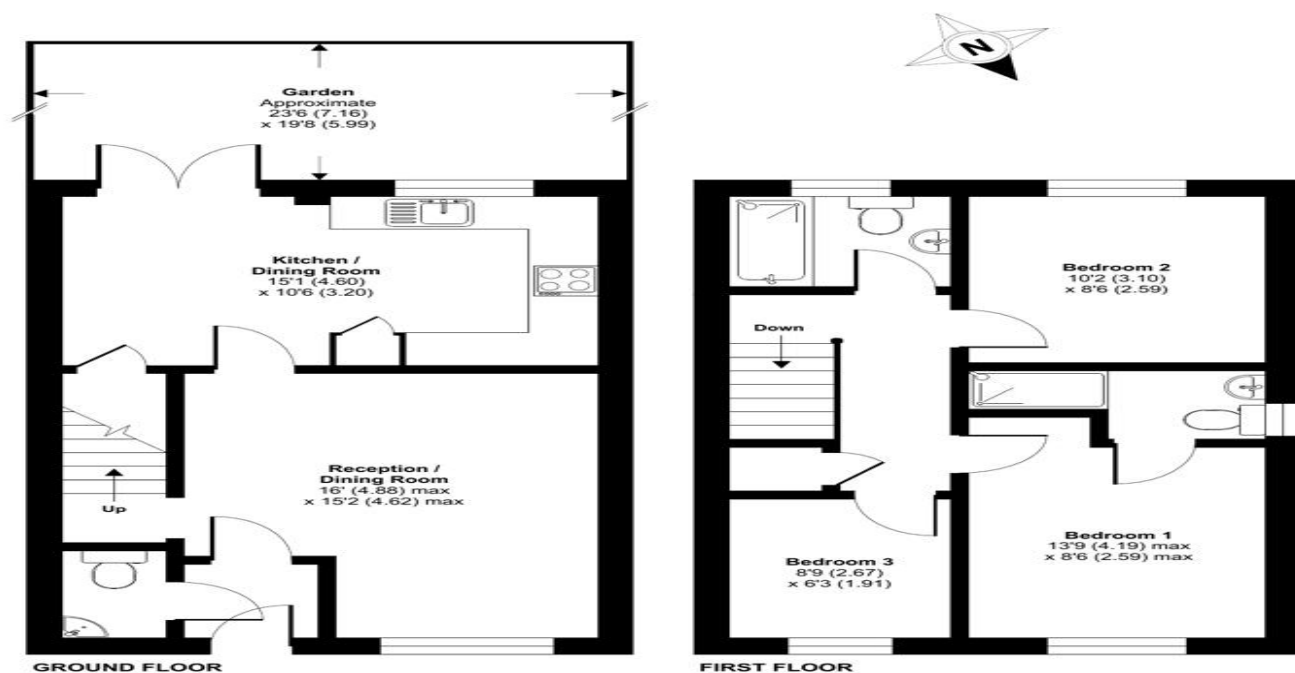
Rent: £1,150 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lomond Property (Lettings). REF: 1254901

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(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

Lavender Way, West Meadows, Cramlington, Northumberland, NE23 8FN

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.



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