



To rent

2 bed terraced house to rent in

Eighth Street, Blackhall Colliery,
Hartlepool, Durham, TS27 4EU

£525 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Two generously sized bedroom
- ✓ Well-presented terraced home
- ✓ Spacious and bright reception
- ✓ Modern family bathroom
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to offer this well-presented two-bedroom terraced home, available to rent in the popular village of Blackhall Colliery, Hartlepool.

Situated in a friendly residential area, this charming property provides comfortable and practical living, making it an excellent choice for professionals, couples, or small families.

The accommodation comprises two generously sized bedrooms and a modern family bathroom, finished with contemporary fixtures and fittings.

The spacious reception room offers a bright and welcoming living area, with ample space for relaxing, entertaining, or spending time with family. Large windows allow plenty of natural light to fill the room, creating a warm and inviting atmosphere throughout the day.

The well-appointed kitchen provides a good range of storage units and worktop space, making meal preparation both convenient and enjoyable.

Ideally located, the property benefits from easy access to a range of local amenities, schools, transport links, and nearby coastal attractions, offering both convenience and a great lifestyle.

This attractive two-bedroom home presents an excellent rental opportunity and is ready for its next tenants to move in. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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: £550.00

Rent: £525 pcm

Property Type: Terraced House

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

Parking: On Street


Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | 69 | |
| (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  |

Eighth Street, Blackhall Colliery, Hartlepool, Durham, TS27 4EU

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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RICS

Client Money Protection

