



To rent

3 bed terraced house to rent in

Benfield Close, Shotley Bridge, Consett,
Durham, DH8 0RH

£1,000 pcm

 x 3  x 1  x 1

Garage parking

Unfurnished

Property features

- ✓ Three bedroom mid terrace
- ✓ Property has undergone refurbishment throughout
- ✓ Lounge & Kitchen/diner
- ✓ Gas Central Heating & Double
- ✓ Front and rear gardens

Key Information

- ✓ Council Tax: **Band B**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This rather delightful 3-bedroom mid terraced house is located in the charming town of Benfieldside, Consett. The property is residential rental and has benefited from a comprehensive refurbishment throughout, resulting in a chic, stylish and modern home.

Upon entering, you're greeted with the welcoming reception area, which flows seamlessly into the chic and cosy lounge. This comfortable space is ideal for unwinding after a long day, showcasing a tastefully refined décor that complements the entire theme of the house.

The home boasts a large, bright and airy kitchen/diner which has been thoughtfully designed with modern fixtures and fittings, providing an excellent space for preparing meals and casual dining.

Moving upstairs, you'll find three generously-sized bedrooms, each exuding a unique calm and warmth. Each room has been smartly fitted with ample storage space and finished with a sleek, contemporary appeal to enhance relaxation.

The house also accommodates a beautifully styled bathroom, equipped with trendy sanitary ware and stylishly decorated to create a tranquil hub for daily grooming routines.

This Benfieldside based property combines the cosiness of a terrace home with the luxurious feeling of a contemporary residence. Internally, this house has been meticulously designed to utilise every square inch of space, resulting in a truly impressive and versatile living arrangement.

Don't miss your chance to live in one of Consett's most beautiful neighbourhoods. This property promises comfortable living conditions within a charming and highly sought-after location. Contact us at Pattinson Estate Agents for a viewing 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: B

Deposit: £1,250.00

Rent: £1,000 pcm

Property Type: Terraced House

USPs: Garden

Parking: Garage

Year built: 1980

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance Porch

Double glazed entrance door and window, courtesy light, tiled floor, fitted cupboard.

Lounge

Double glazed front aspect window, double radiator, laminate flooring, stairs to the first floor.



Kitchen/Diner

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, hob and extractor hood over, space for a washing machine, double radiator, laminate flooring, built in cupboard, double glazed rear aspect window and French doors leading to the rear garden.



First floor landing

Access to roof space

Bedroom One

Double glazed front aspect window with open aspect views, fitted wardrobes, single radiator, laminate flooring.



Bedroom Two

Double glazed rear aspect window, single radiator, laminate flooring.



Bedroom Three

Double glazed rear aspect window with open aspect views, single radiator.



Bathroom

White three piece suiter comprising panelled bath with shower over, wash hand basin, low level w.c. heated towel rail, extractor fan, double glazed rear aspect window.



Front garden

mainly paved, gravelled area, open aspect views.



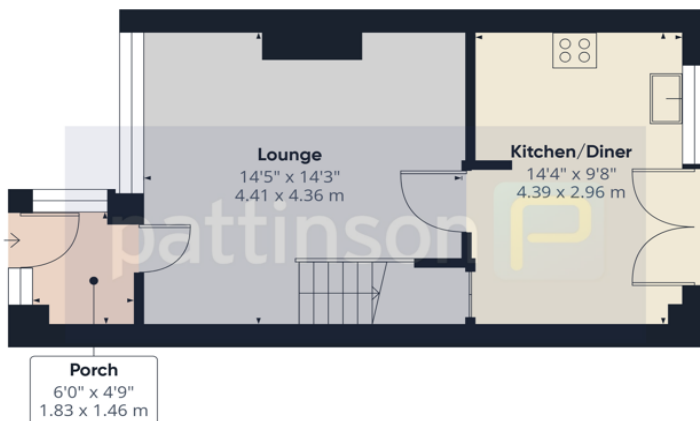
Rear garden

Mainly paved, fenced boundaries with wrought iron gates.



Garage

Detached garage, up and over door and light and power points.



Floor 0



Floor 1

Approximate total area⁽¹⁾
689 ft²
64 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PAS 3) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Benfield Close, Shotley Bridge, Consett, Durham, DH8 0RH

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

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RICS

Client Money Protection

