



3 bed semi-detached house to rent in DH4

Newburn Crescent, Houghton Le Spring,
Tyne and Wear, DH4 5HG

£750 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Semi Detached House
- ✓ New Carpets
- ✓ Newly Decorated
- ✓ Off Street Parking for multiple

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This lovely semi-detached house, located in the heart of Houghton Le Spring, is now available for rent. This cosy abode offers 3 well-proportioned bedrooms, perfect for a growing family or anyone seeking additional space.

As you enter the property, you are welcomed by an inviting reception area that seamlessly flows into the remainder of the ground floor. On this level, one will find a spacious living room with new, plush carpets installed, providing a feeling of warmth and comfort. Following through, the well-appointed, modern bathroom offers essential amenities.

Upstairs, the three bedrooms provide flexible living options. Each room is fitted with brand new carpets, creating a fresh foundation ready for the new tenant's personal touch. Excellent natural light floods through the windows, enhancing the feeling of space and serenity.

In terms of location, being situated in scenic Houghton Le Spring offers tenants the charm of village living while providing convenient access to local amenities.

With its quaint charm, impressive features and ideal location, this residential rental is a fantastic opportunity not to be missed. It truly is a delightful place to call home.

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: £865.38

Rent: £750 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Front Exterior

Front driveway with parking for multiple cars.



Living Room

Spacious light living area.



Kitchen

Modern white kitchen base units with black worktops and tiled splashbacks.



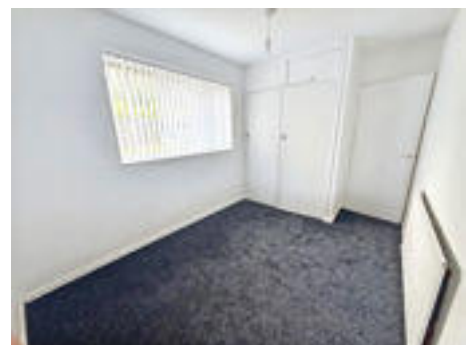
Bedroom 1

Spacious double bedroom, radiator and new carpet.



Bedroom 2

The second bedroom is also a double with new carpet and radiator.



Bedroom 3

The third bedroom is a generous single with new carpet and radiator.

Bathroom

Modern three-piece white bathroom suite with shower over bath.



Rear Garden

Large back garden laid to lawn, perfect for children playing or family get-togethers.



Newburn Crescent, Houghton Le Spring, Tyne and Wear, DH4 5HG

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

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