



3 bed terraced house to rent in

Benson Street, Norton, Norton,
Stockton-on-Tees, TS20 2SR

£725 pcm

 x 3  x 1  x 2

On Street parking

Unfurnished

Property features

- ✓ THREE GOOD SIZED BEDROOMS
- ✓ CENTRAL LOCATION - A SHORT WALK INTO NORTON HIGH STREET
- ✓ CONTEMPORARY KITCHEN AND BATHROOM
- ✓ CLOSE TO LOCAL AND PUBLIC TRANSPORT LINKS
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well presented modern three bedroom mid terrace property which is available to let NOW. Just a short stroll from Norton high street and providing easy access to the A19, A66 and both other local and public transport links. The property benefits from two reception rooms, a modern galley style kitchen, downstairs W.C, three good sized bedrooms, a large four piece bathroom suite and a private enclosed rear garden.

UNFURNISHED

AVAILABLE NOW

EPC RATING C

COUNCIL TAX BAND A

GUARANTOR REQUIRED

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: £836.00

Rent: £725 pcm

Property Type: Terraced House

USPs: Allows smokers

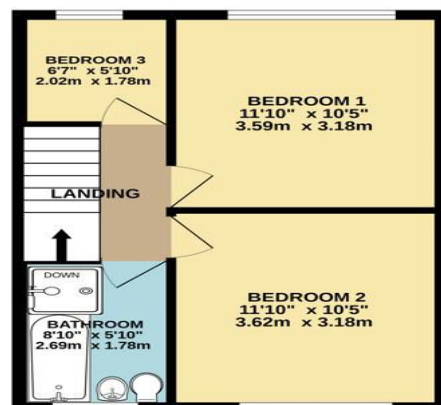
Parking: On Street

Heating: Gas

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(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

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

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,
norton@pattinson.co.uk, www.pattinson.co.uk**

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