

**To rent**pattinson 
people that know property

3 bed terraced house to rent in

Laburnum Terrace, Ashington, Ashington,
Northumberland, NE63 0AL

£795 pcm

 x 3  x 2  x 1

On Street parking

Unfurnished

Property features

- ✓ Recently Refurbished Throughout
- ✓ Modern Fitted Kitchen
- ✓ Fitted Wardrobes to Two
- ✓ Ground Floor WC
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

THREE BEDROOM TERRACED HOUSE | RECENTLY REFURBISHED | AVAILABLE NOW

The property has been updated throughout and offers spacious, modern accommodation, making it an ideal home for families or couples. The accommodation briefly comprises: entrance hallway, spacious lounge, modern fitted kitchen/diner with integrated oven and hob, and a separate utility area with access to a ground floor WC. To the first floor there are three bedrooms, two benefiting from fitted wardrobes, and a modern shower room featuring a walk-in shower, wash basin and WC.

The property benefits from gas central heating, double glazing, fresh neutral décor and modern flooring throughout. Externally, there is a garden to the front, providing a low-maintenance outdoor space. Ideally located within easy reach of Ashington town center, the property is well positioned for local shops, schools, supermarkets and public transport links, including Ashington railway station.

Available to move into now. Early viewings are highly recommended. Contact Pattinson Estate Agents Ashington to arrange your viewing.

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: £917.31

Rent: £795 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street, Permit Parking

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Rear External

The property is accessed directly from the street.

Rear Entrance

Entrance porch with access to the kitchen/diner and ground floor WC.

Cloaks / WC

Fitted with a low-level WC and wash hand basin. Window providing natural light.

Kitchen/Diner

2.32m x 3.64m (7'7" x 11'11")

Modern fitted kitchen with a range of wall and base units, complementary worktops, integrated oven and hob, sink with mixer tap, and space for dining furniture.



Utility Room

Separate utility area with wood-effect flooring, plumbing for a washing machine and worktop space.



Lounge

4.36m x 4.24m (14'3" x 13'10")

Spacious lounge with a front-facing window, wood-effect flooring, radiator and neutral décor throughout.



Bedroom 1

3.38m x 3.64m (11'1" x 11'11")

Spacious double bedroom with fitted wardrobes, carpeted flooring, radiator and window providing natural light.



Bedroom 2

2.91m x 4.24m (9'6" x 13'10")

Good-sized double bedroom with fitted wardrobes, carpeted flooring, radiator and window providing natural light.



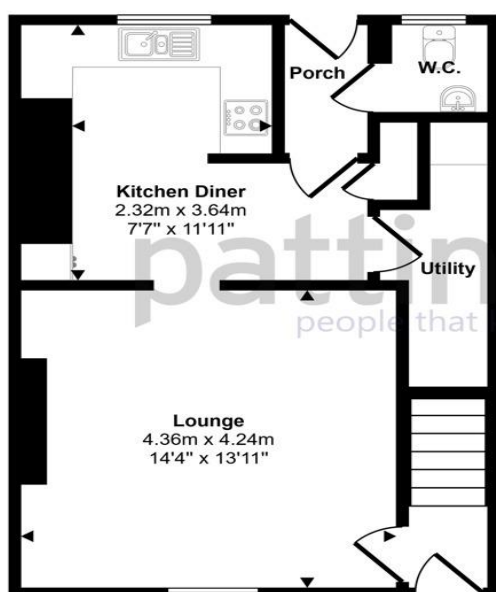
Bedroom 3

2.42m x 2.85m (7'11" x 9'4")

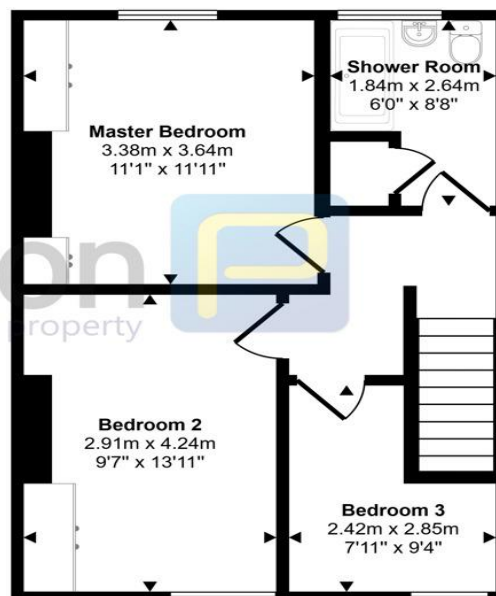
Single bedroom with carpeted flooring, radiator and window providing natural light. Ideal as a child's bedroom or home office.



Approx Gross Internal Area
87 sq m / 938 sq ft

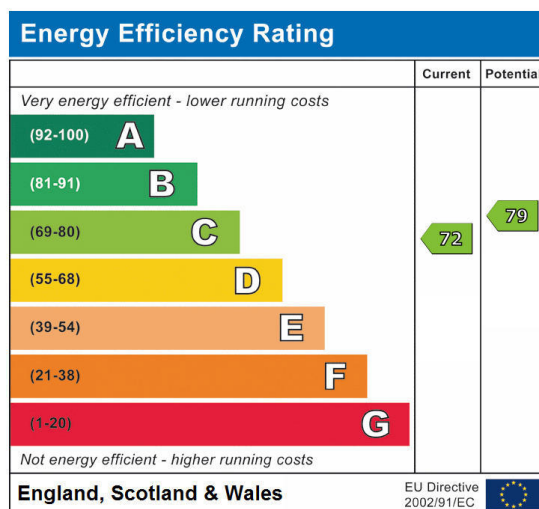


Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Laburnum Terrace, Ashington, Ashington, Northumberland, NE63 0AL

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

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Client Money Protection

