


## 3 bed terraced house to rent in

Hawthorn Road, Ashington,
Northumberland, NE63 9AX

# £850 pcm

x 3 x 1 x 2

On Street parking

Unfurnished

## Property features

- Larger Style Three Bedroom Terraced House
- Fully Refurbished Throughout
- Yard To Rear
- Ready For Move In Now
- EPC Rating D

## Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

### Arrange a viewing

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Branch Manager
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- Flexible viewing slots
- Accompanied viewings

## Description

New to LET - Pattinson welcomes this larger style 3 bedroom mid terraced property on Hawthorn Road in Ashington to the rental market. A town centre location which is within easy reach of schools, shops and travel links including the new train station linking directly into Newcastle city centre.

This property has undergone a full refurbishment throughout, offering a beautifully presented modern family home perfectly suited for your family. Available for immediate move-in.

To the ground floor: entrance hallway, lounge, dining room, kitchen and a family bathroom. To the first floor three generous bedrooms. To the rear you will find a yard with double gates for access. Externally to the front there is a secure paved garden, on-street parking is available.

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: £980.77

Rent:  £850 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Front External

Paved garden to front.

## Lounge

Window to front, double doors opening into the dining room, wood effect flooring, radiator.



## Dining Room

Window to rear, storage cupboard, stairs to the first floor, wood effect flooring, radiator.



## Kitchen

Access door to the rear yard, window to side. A modern kitchen fitted with a range of wall, floor and drawer units with wood effect worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with chimney style extractor above, spotlights, wood effect flooring.



## Bathroom

Window to side. Fitted with a paneled bath with rainfall shower over and glass screen door, pedestal wash hand basin with chrome fittings, push button w.c, pvc paneled walls, spotlights, vinyl flooring, radiator.



## Bedroom One

Window to rear, large storage cupboard, built in wardrobes, radiator.



## Bedroom Two

Window to front, radiator.



## Bedroom Three

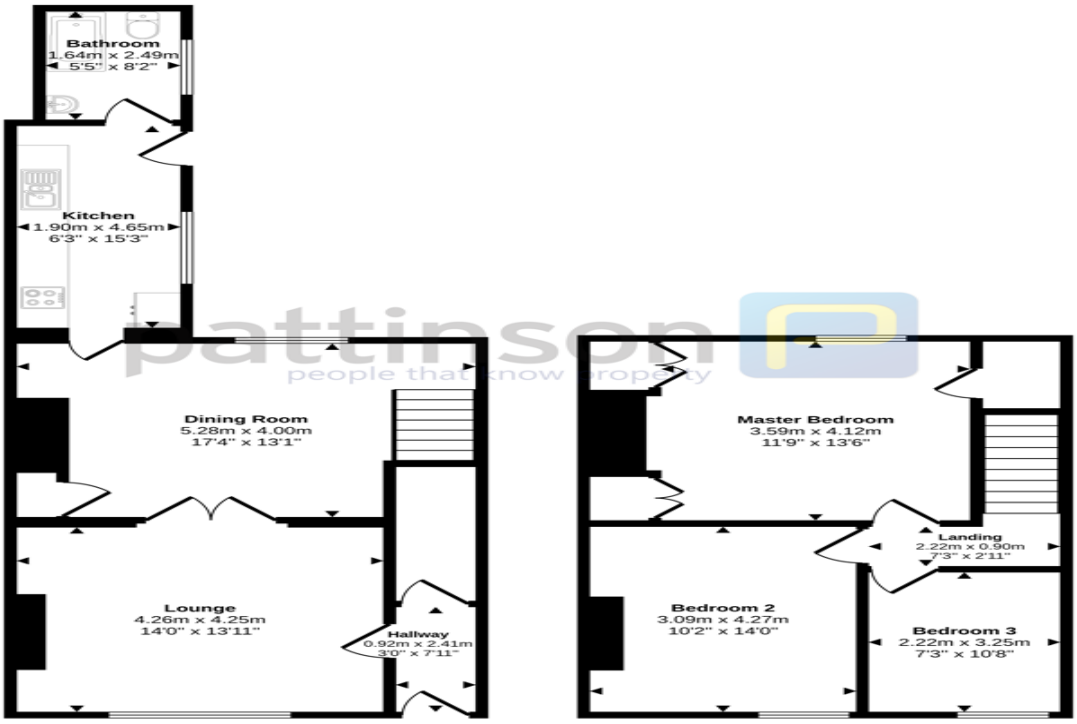
Window to front, radiator.



## Rear Yard



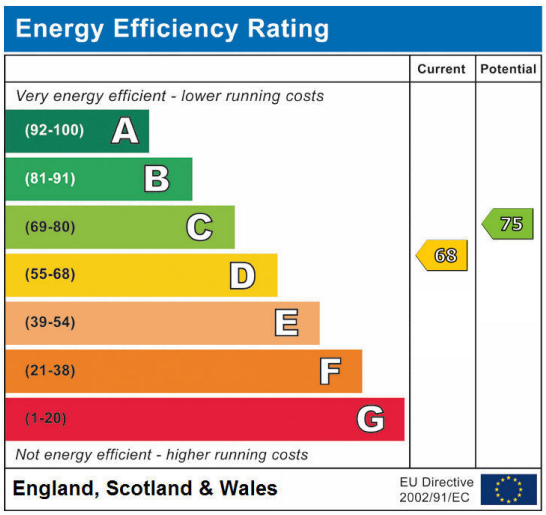
Approx Gross Internal Area
106 sq m / 1145 sq ft




Ground Floor
Approx 60 sq m / 642 sq ft

First Floor
Approx 47 sq m / 503 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.




## Hawthorn Road, Ashington, Northumberland, NE63 9AX

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

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