3 bed terraced house to rent in

Station Avenue North, Fencehouses, Houghton Le Spring, Tyne and Wear, DH4 6HS

£675 pcm

x 3 x 1 x 2

On Street parking

Unfurnished

Property features

- Spacious Family Home
- Three Bedrooms
- Two Reception Rooms
- Sought After Area
- EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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houghton@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

SPACIOUS FAMILY HOMETHREE BEDROOMS**TWO RECEPTION ROOMS**POPULAR LOCATION**WALKING DISTANCE TO LOCAL SCHOOLS**

Pattinson Estate Agents are pleased to welcome to the rental market this spacious three-bedroom family home, ideally located on the popular Station Avenue North in Fencehouses, Houghton Le Spring. The property is conveniently positioned close to a range of local shops and amenities, with excellent public transport links and easy access to major road connections via the A1(M). A selection of well-regarded local schools are also within walking distance, while Elba Park, Rainton Meadows Nature Reserve, Sunderland City Centre and Durham City Centre are all within easy reach.

Well presented with generous accommodation throughout, the property briefly comprises:- entrance/hallway, a spacious lounge, separate dining room, fitted kitchen and a three-piece bathroom. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from an enclosed forecourt to the front and a private yard to the rear.

Early viewing is highly recommended to fully appreciate the generous accommodation and convenient location this family home has to offer. Please contact our Houghton branch today 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: £778.85

Rent: £675 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which give access to the diner and first floor staircase.

Lounge

4.96m x 3.84m (16'3" x 12'7")

Spacious lounge with laminate flooring, a radiator and a double glazed front aspect bay window. The lounge also gives open flow access to the diner.

Dining Room

4.47m x 3.82m (14'7" x 12'6")

Separate diner with laminate flooring, a radiator and a double glazed rear aspect window.

Kitchen

4.47m x 2.45m (14'7" x 8'0")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with a stainless sink unit and plumbing for washing machine. Vinyl flooring, tiled splash back, a double glazed window and an external door leading to the rear yard.

Bathroom

1.69m x 2.24m (5'6" x 7'4")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, UPVC cladded walls, a radiator and a double glazed window.

Bedroom One

4.49m x 2.99m (14'8" x 9'9")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.

Bedroom Two

3.94m x 2.99m (12'11" x 9'9")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.

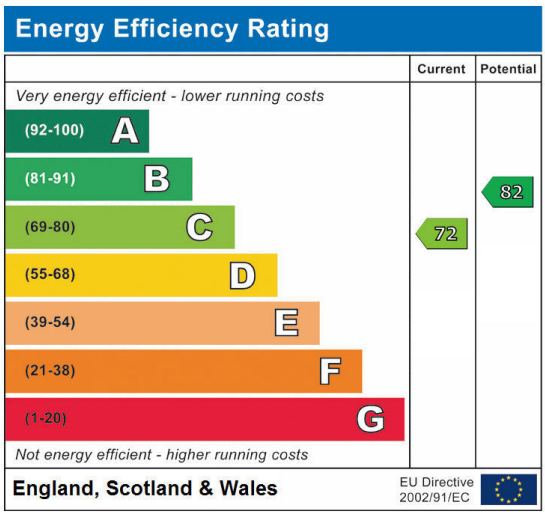
Bedroom Three

3.07m x 1.77m (10'0" x 5'9")

Third bedroom with carpet flooring, a radiator and a double glazed front aspect window.

External

Externally to the front there is an enclosed forecourt and a private yard to the rear.



Station Avenue North, Fencehouses, Houghton Le Spring, Tyne and Wear, DH4 6HS

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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