



2 bed terraced house to rent in

Percy Street, Cramlington,
Northumberland, NE23 6RG

£795 pcm

 x 2  x 1  x 1

Off Street parking

Unfurnished

Property features

- ✓ Two double bedrooms
- ✓ Generous home
- ✓ Open plan kitchen/diner
- ✓ Seperate living room
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting a well-presented rental property, offering versatile and comfortable living in a convenient location. This home features two generously sized double bedrooms, providing ample space for families, couples, or sharers seeking a harmonious blend of privacy and practicality.

The heart of the property is an inviting living room, perfect for relaxing or entertaining, complemented by a contemporary open plan kitchen/diner. The kitchen area boasts plenty of storage and workspace, ideal for both everyday meals and hosting friends.

Outside, the property benefits from a garden area, offering an excellent spot for outdoor dining, gardening, or simply unwinding in the fresh air. Off-street parking further enhances convenience, ensuring a hassle-free return home at any time of day.

Situated with ease of access to local travel routes, this property is especially well-suited to commuters and those looking to explore the area's amenities. While well placed for a variety of shops, recreational parks, and essential services.

This delightful property is available to let now—prompt viewing is highly recommended to appreciate all that it has to offer. Contact us today to arrange your appointment.

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

Parking: Off Street

Heating: Gas

Entrance hallway

Living Room



Kitchen

Dining Room



Landing



Bedroom 1



Bedroom 2



Bathroom



Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(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

Percy Street, Cramlington, Northumberland, NE23 6RG

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

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098,
cramlington@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

