



To rent

2 bed terraced house to rent in

Albert Street, Grange Villa, Chester Le Street, Durham, DH2 3LS

£525 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Recently Refurbished
- ✓ Mid Terraced House
- ✓ Two Bedrooms
- ✓ Combi Boiler Heating
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

01207 236333
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located close to local amenities and good road links this two bedroom mid terrace property is available on an unfurnished basis. Pleasantly decorated and fitted to a high standard. Features include UPVC double glazing, gas fired central heating via a combi boiler. The accommodation comprises of an entrance lobby with stairs leading to the first floor, lounge to the front and a kitchen to the rear with access to the rear yard.

The first floor has two bedrooms with fitted wardrobes and a modern bathroom.

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: £606.00

Rent: £525 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance lobby

Stairs leading to the first floor

Lounge

4.40m x 4.50m (14'5" x 14'9")

(measurements into alcoves) UPVC double glazed window feature fire surround.



Kitchen

2.40m x 4.50m (7'10" x 14'9")

Modern kitchen fitted in grey base units and white wall units, with electric hob built in with extractor over, and built in double oven, stainless steel sink and drainer, space for automatic washing machine, and space for dishwasher, radiator, UPVC double glazed window, and door



Bedroom One

3.50m x 3.50m (11'5" x 11'5")

UPVC double glazed window, radiator, fitted sliding wardrobes



Bedroom two

3.60m x 2.30m (11'9" x 7'6")

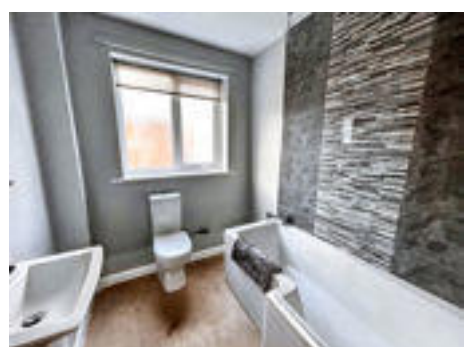
UPVC double glazed window, radiator



Bathroom

2.40m x 2.00m (7'10" x 6'6")

Modern three piece suite comprising of P shaped panel bath with mains fed shower over, pedestal wash basin with mixer tap, WC, heated towel rail, UPVC double glazed window



External

There is a yard to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	76	
(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:

83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk

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