



To rent

2 bed semi-detached house to rent in NE62

Leander Court, Stakeford, Choppington, Northumberland, NE62 5BT

£775 pcm

 x2  x1  x1

Driveway & Garage parking

Property features

- ✓ Unfurnished. Available End Sept
- ✓ Corner Plot, Gardens Three Sides
- ✓ Ample Off Road Parking & Garage
- ✓ Two Double Bedrooms
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this unfurnished two bedroom semi-detached house, available end of September 2026. Occupying a corner plot in Stakeford, Choppington, the property offers gardens to three sides, ample off-road parking, and an attached single garage with power and lighting.

The entrance lobby leads into a generous open-plan living room, featuring a bow window to the front and a staircase to the first floor. The modern kitchen is fitted with a range of wall and base units, complementing work surfaces, under unit lighting, built-in oven, hob and extractor hood, fridge/freezer, and space for a washing machine. There is onward access to the private rear garden from the kitchen.

Upstairs, the landing provides access to two double bedrooms. Bedroom one is situated at the front and includes fitted sliding door wardrobes, while bedroom two is positioned at the rear with a useful storage cupboard. The bathroom is fitted with a modern white three piece suite, including a bath with shower over, complemented by wall and floor coverings, a double glazed window, storage cupboard, and heated towel rail.

Externally, the property sits on a well-sized plot with gardens to the front, side, and rear. The rear garden is enclosed and low maintenance, while the side garden is mainly laid to lawn. The large driveway offers off-road parking for several vehicles, in addition to the single garage. The property is in Council Tax Band A and features gas central heating.

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: £865.38

Rent: UNFURNISHED £775 pcm

Property Type: Semi-detached house

Parking: Driveway & Garage

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: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Entrance door opening into the lobby. Inner door into the generous sized open-plan living room.

Living Room

5.51m x 3.583m (18'0" x 11'9")

A pleasant open-plan room situated to the front with a lovely a bow window and a staircase which takes you to the first floor accommodation. Central heating radiators, wood effect laminate flooring, onward access into the fitted kitchen.



Another Living Room Image



Living Room Image



Kitchen

2.545m x 3.553m (8'4" x 11'7")

A modern range of wall and base units with complementing work surfaces and under unit lighting. Sink unit with taps and drainer board, plumbing and space for washing machine, built-in oven, hob and extractor hood, fridge/freezer. Double glazed window and door leading into the private rear garden, central heating radiator.



First Floor Landing

Access into the two double bedrooms and bathroom.

Bathroom

2.616m x 1.394m (8'6" x 4'6")

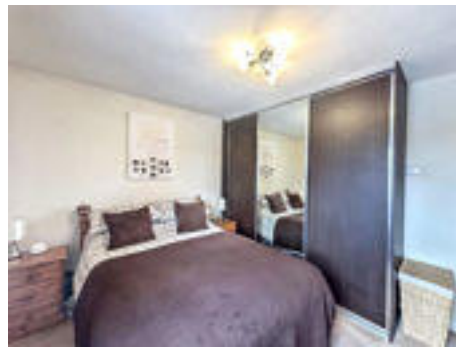
Fitted with a modern white three piece suite, comprising: low level WC, wash hand basin and bath with shower over. The wall and floor coverings complement the suite nicely. Double glazed window to the side elevation, storage cupboard and heated towel rail.



Bedroom One

3.556m x 3.053m (11'8" x 10'0")

A nice double room, situated to the front with a double glazed window, central heating radiator and fitted sliding door wardrobes.



Additional Bedroom One Image



Bedroom Two

2.558m x 2.55m (8'4" x 8'4")

Another double room situated to the rear. Double glazed window, central heating radiator and a useful storage cupboard.



Outside

The sits on a brilliant plot with gardens to the three sides. The rear garden is nicely enclose and low maintenance. The side garden is a decent size and laid mainly to lawn. At the front there is a large driveway providing off-road parking for a number of vehicles. In addition, there is an attached single garage with power and lighting.



Another Outside Image





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Leander Court, Stakeford, Choppington, Northumberland, NE62 5BT

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

**17-18 Market Place, Bedlington, Northumberland, NE22 5TN, Tel: 01670 568097,
bedlington@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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

