



To rent

3 bed terraced house to rent in

Milton Grove, Shotton Colliery, Durham,
Durham, DH6 2RD

£695 pcm

 x 3  x 2  x 1

On Street parking

Unfurnished

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Two Modern Bathrooms
- ✓ Front Garden & Rear Yard
- ✓ 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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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**FULLY REFURBISHED**THREE BEDROOMS**TWO MODERN BATHROOMS*NO UPPER CHAIN****

Pattinson Estate Agents are pleased to welcome to the market this spacious three bed family home, which benefits from being fully renovated and is located on the ever popular street of Milton Grove, Shotton Colliery, Durham. Perfectly positioned within close proximity to local shops and amenities, great public transport and major road links via the A19. Also within short driving distance to an array of popular local schools, Castle Eden Dene Nature Reserve, Sunderland & Durham City Centre's.

This impressive family residence is well presented and is spacious throughout, briefly consisting:- Entrance/porch, lounge, open plan kitchen/diner and modern bathroom. To the first floor lies three well proportioned bedrooms and a stylish bathroom, externally there is a good sized garden to the front and an enclosed yard to the rear.

Early Viewing comes highly recommended to appreciate the standard, size and location of this property. Please call our Houghton branch to arrange a 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: £801.92

Rent: £695 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

Entrance/Porch

Property entrance leading to the porch, which has laminate flooring and a radiator.



Lounge

4.14m x 5.06m (13'6" x 16'7")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect window.



Kitchen/Dining Room

3.69m x 5.06m (12'1" x 16'7")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces with matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate flooring, a storage cupboard, radiator and a double glazed rear aspect window .



Ground Floor Bathroom

1.78m x 1.51m (5'10" x 4'11")

Three piece bathroom benefiting from a bath, hand wash basin and WC. Vinyl flooring, UPVC cladded walls, heated towel rail and a double glazed window.



Bedroom One

3.70m x 3.27m (12'1" x 10'8")

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



Bedroom Two

4.19m x 3.30m (13'8" x 10'9")

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



Bedroom Three

3.33m x 2.31m (10'11" x 7'6")

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



Bathroom

2.59m x 1.62m (8'5" x 5'3")

Stylish bathroom benefiting from a walk-in shower, hand wash basin and WC. Tiled flooring, tiled walls, heated towel rail and a double glazed window.



External

Externally to the front there is a good sized garden laid to lawn and to the rear there is a fully enclosed yard with a brick built outhouse.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(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	

Milton Grove, Shotton Colliery, Durham, Durham, DH6 2RD

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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