



To rent

### 3 bed detached house to rent in

Dragonfly Way, Houghton Le Spring, Tyne and Wear, DH4 7BN

# £1,200 pcm

H x3 D x2 B x1

Driveway & Garage parking

### Property features

- ✓ Detached Family Home
- ✓ Three Double Bedrooms
- ✓ Garage & Two Car Driveway
- ✓ Generous Rear Garden
- ✓ EPC Rating B

## Key Information

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

## Arrange a viewing

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Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*DETAHCED FAMILY HOME\*\*THREE DOUBLE BEDROOMS\*\*UPGRADED KITCHEN/DINER WITH FITTED APPLIANCES\*\*GARAGE & TWO CAR DRIVEWAY\*\*GENEROUS REAR GARDEN\*\*HIGHLY DESRIABLE LOCATION LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the rental market this impressive detached family home, boasting three double bedrooms, a separate study and a generous rear garden. Positioned on the highly sought-after Dragonfly Way in Penshaw, which is within close proximity to a range of local shops, amenities, excellent public transport links and major road networks via the A19. Barnwell Academy and Herrington Country Park are both within walking distance, while Sunderland and Newcastle city centres are just a short drive away.

This beautifully presented home is spacious throughout and briefly comprises:-Property Entrance, a spacious lounge, ground floor W.C., integral access to the garage, and an upgraded kitchen/dining room complete with integrated appliances and French doors opening onto the rear garden. To the first floor lies the principal bedroom with an en-suite, alongside two double bedrooms, a separate study and a modern three piece family bathroom.

Externally, the property features an open-plan front garden, a two car driveway and a garage, to the rear there is a good sized, fully enclosed garden.

In addition the property benefits from a Taylor Wimpey two year warranty, gas central heating and double glazed windows throughout.

Early viewing is highly recommended to fully appreciate the size, standard, and excellent location of this fantastic family home. To arrange your viewing, please contact our Houghton branch today.

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: D

Deposit: £1,384.62

Rent: £1,200 pcm

Property Type: Detached House

USPs: Garden, Allows smokers

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

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, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Property entrance leading to the lounge and a storage cupboard.

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## Lounge

5.15m x 4.16m (16'10" x 13'7")

Spacious lounge Amtico flooring, two radiators and a double glazed front aspect window. The lounge also gives open flow access to the kitchen/dining room.



## Kitchen/Dining Room

3.75m x 5.47m (12'3" x 17'11")

An upgraded kitchen/diner fitted with a stylish range of wall and base units with contrasting square edge work surfaces and matching upstands. The kitchen benefits from a range of integrated appliances, including a washing machine, dishwasher, fridge/freezer, double oven, and a five-burner gas hob. Finished with Amtico flooring, a radiator, integral access to the garage, an external door and French doors, both opening onto the rear garden.



## Ground Floor W.C

2.00m x 1.42m (6'6" x 4'7")

A convenient downstairs W.C with a hand wash basin, Amtico flooring, a radiator and a double glazed window.



## Principal Bedroom

7.67m x 3.28m (25'1" x 10'9")

A stunning double bedroom with carpet flooring, two radiators, and double glazed windows to both the front and rear aspects, with the rear enjoying far-reaching views towards Penshaw Monument. The room also benefits from a walk-in wardrobe area with fitted wardrobes, along with a stylish en-suite.



## En-suite

2.20m x 1.52m (7'2" x 4'11")

Convenient en-suite with a walk-in shower, hand wash basin and W.C. Luxury vinyl tiled flooring, tile splash back and a radiator.



## Bedroom Two

2.88m x 4.16m (9'5" x 13'7")

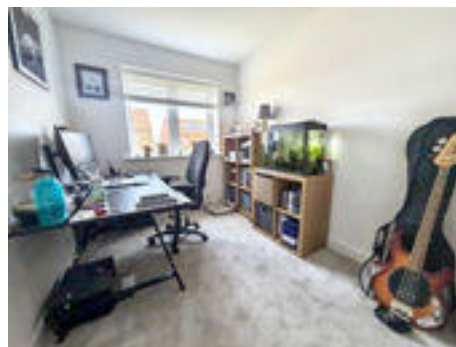
Double bedrooms with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Three

3.63m x 2.22m (11'10" x 7'3")

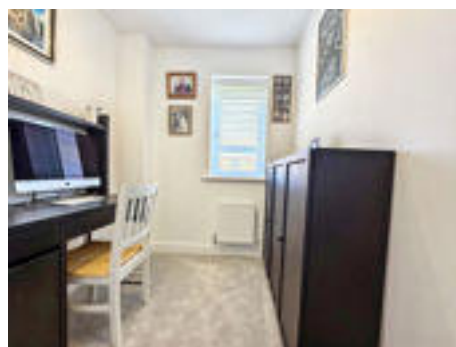
Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Study

2.53m x 1.84m (8'3" x 6'0")

A versatile space with carpet flooring, a storage cupboard, radiator and a double glaze rear aspect window.



## Bathroom

2.18m x 2.77m (7'1" x 9'1")

A modern three piece bathroom benefiting from a paneled bath with an over head shower, hand wash basin and WC. Luxury vinyl floor tiling, UPVC cladded splash back, a radiator and a double glazed window.



## External

Externally to the front there is an open lawn with mature shrubs and a two car driveway leading to a garage. To the rear lies a generous garden laid to lawn with mature shrubs and a patio are adjacent to the property.





| Energy Efficiency Rating                                                                                                                                                              |         |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                                                       | Current | Potential |
| <i>Very energy efficient - lower running costs</i>                                                                                                                                    |         |           |
| (92-100) <b>A</b>                                                                                                                                                                     |         |           |
| (81-91) <b>B</b>                                                                                                                                                                      | 91      | 91        |
| (69-80) <b>C</b>                                                                                                                                                                      |         |           |
| (55-68) <b>D</b>                                                                                                                                                                      |         |           |
| (39-54) <b>E</b>                                                                                                                                                                      |         |           |
| (21-38) <b>F</b>                                                                                                                                                                      |         |           |
| (1-20) <b>G</b>                                                                                                                                                                       |         |           |
| <i>Not energy efficient - higher running costs</i>                                                                                                                                    |         |           |
| <b>England, Scotland &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span> |         |           |

Dragonfly Way, Houghton Le Spring, Tyne and Wear, DH4 7BN

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](mailto:houghton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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**Client Money Protection**

