



To rent

3 bed terraced house to rent in

Salisbury Close, Ashington, Ashington,
Northumberland, NE63 9QL

£795 pcm

 x 3  x 1  x 2

On Street parking

Unfurnished

Property features

- ✓ Available to move into
- ✓ Well-presented terraced home
- ✓ Popular North Seaton location
- ✓ Spacious lounge with feature
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Well Presented Terraced Home | Available Immediately | Excellent Location

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented terraced home, ideally situated on Salisbury Close in the popular North Seaton area of Ashington. The property is available for immediate occupation and offers spacious, well-maintained accommodation in a convenient residential location.

The property is positioned within easy reach of a range of local amenities, making it an ideal choice for families and working professionals alike. Duke's Secondary School is close by, along with the nearby North Seaton Industrial Estate and retail facilities, which are home to B&M, Shades of Green, a gym, bakery and other local businesses.

For those commuting, the property benefits from excellent access to the A189 Spine Road, providing convenient connections to surrounding towns and the wider North East. The area is also well served by local bus routes.

Internally, the accommodation is bright and neutrally decorated throughout, with a welcoming entrance hallway, spacious lounge featuring an attractive fireplace, and a fitted kitchen with a range of wall and base units, integrated oven, gas hob and ample worktop space. The kitchen also provides room for dining and benefits from patio doors opening directly onto the rear garden.

The property further benefits from a ground floor WC, well-proportioned bedrooms and a practical layout suited to everyday family living. Laminate flooring and neutral décor throughout give the accommodation a clean, fresh appearance.

Externally, the property enjoys an attractive, low-maintenance front garden with established planting and paved areas. To the rear is a generous enclosed garden, predominantly paved for ease of maintenance, with raised planting beds, a useful brick-built outbuilding and gated access.

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

USPs: Garden

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay 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

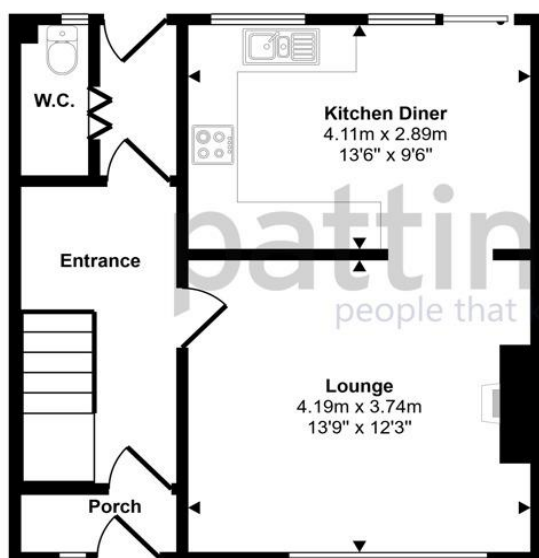
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

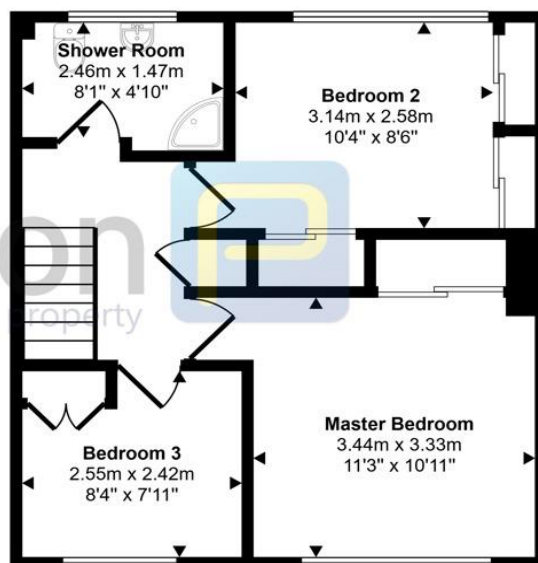
Mobile signal coverage: Good

COMING SOON

Approx Gross Internal Area
85 sq m / 914 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(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	

Salisbury Close, Ashington, Ashington, Northumberland, NE63 9QL

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@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

