



2 bed terraced house to rent in

Stanley Street, Norton, Stockton-on-Tees,
Durham, TS20 1HQ

£700 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ POPULAR LOCATION
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN KITCHEN
- ✓ TWO 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**
- ✓ Mobile signal: **Good**

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located in a convenient position close to Norton High Street, this well-proportioned mid-terraced home offers spacious accommodation arranged over two floors.

The property is entered via an entrance hall leading into the bay-fronted living room, with a second full-width reception room to the rear. This additional reception space benefits from useful under-stairs storage and leads through to the modern fitted kitchen. To the rear of the kitchen is a useful utility area, along with a side door providing access to the yard.

To the first floor are two good-sized bedrooms and a modern bathroom fitted with a bath and shower over.

Ideally positioned for access to Norton High Street and the range of shops, amenities and transport links available nearby.

Call our Norton Team to arrange your 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: £810.00

Rent: £700 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Living Room



Dining Room



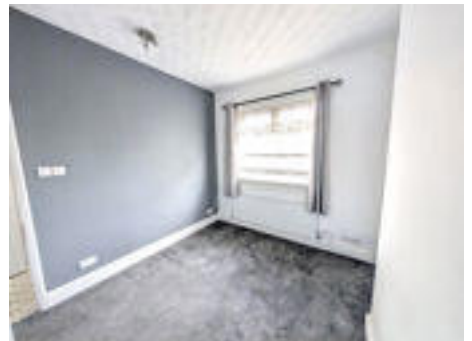
Kitchen



Bedroom 1

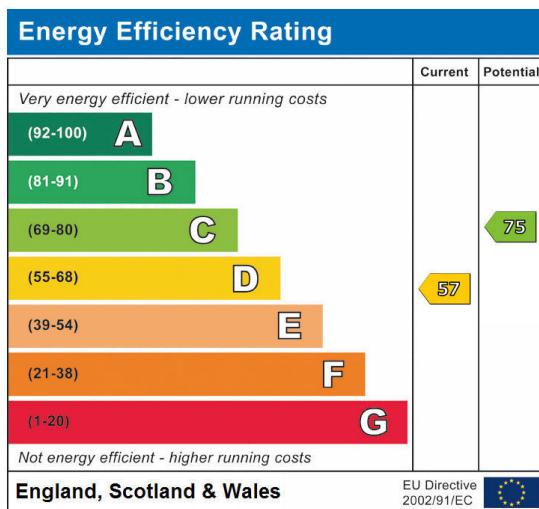


Bedroom 2



Bathroom





Stanley Street, Norton, Stockton-on-Tees, Durham, TS20 1HQ

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

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,
norton@pattinson.co.uk, www.pattinson.co.uk**

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