3 bed terraced house to rent in

Balfour Street, Houghton Le Spring, Tyne and Wear, DH5 8BA

£650 pcm

x 3 x 1 x 2

On Street parking

Unfurnished

Property features

- Spacious Family Home
- Three Bedrooms
- Two Reception Rooms
- South/West Facing Garden
- 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 HOMETHREE BEDROOMS**TWO RECEPTION ROOMS**SOUTH/WEST FACING GARDEN**POPULAR LOCATION**

Pattinson Estate Agents are pleased to welcome to the market this impressive three bed family home situated on the popular area of Balfour Street, Houghton Le Spring. Perfectly positioned within close proximity to local amenities, great public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and popular local schools, and a short to drive to Houghton Le Spring Golf Course, Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This well presented home is spacious throughout and briefly comprises:- Entrance/hallway, lounge, dining room, kitchen and a three piece family bathroom. To the first floor lies three well proportioned bedrooms, externally to the rear there is an enclosed South/West facing yard.

Early viewing comes highly recommended to appreciate the size and location to this family residence. 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: £750.00

Rent: £650 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance/Porch

Property entrance leading to the porch, which gives direct access to the lounge.

Lounge

3.85m x 4.65m (12'7" x 15'3")

Spacious lounge with carpet flooring, a radiator and double glazed front aspect window. The lounge also gives open flow access to the diner.

Dining Room

4.09m x 4.63m (13'5" x 15'2")

Separate diner with carpet flooring, a storage cupboard, radiator and a double glazed rear aspect window.

Kitchen

3.59m x 2.13m (11'9" x 6'11")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with matching up-stands, a stainless sink unit, plumbing for washing machine and an integrated oven with a gas hob. Laminate flooring, a radiator and a double glazed rear aspect window.

Bathroom

1.81m x 2.11m (5'11" x 6'11")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Laminate flooring, UPVC splash back, a heated towel rail and a double glazed window.

Bedroom One

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

Bedroom Two

4.02m x 2.56m (13'2" x 8'4")

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

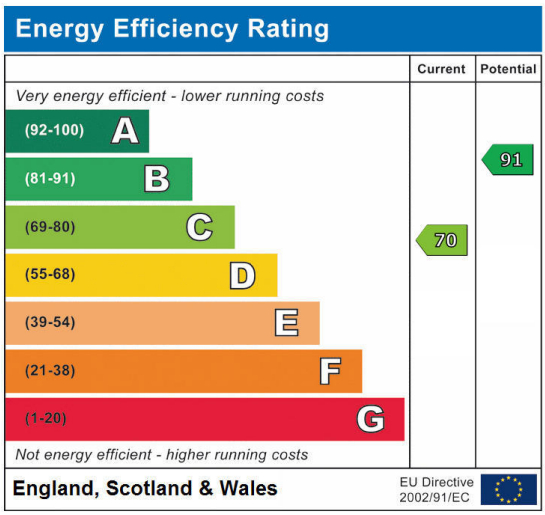
Bedroom Three

3.15m x 2.33m (10'4" x 7'7")

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

External

Externally, to the rear there is South/West facing garden.



Balfour Street, Houghton Le Spring, Tyne and Wear, DH5 8BA

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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