



To rent

2 bed terraced house to rent in

Railway Terrace, New Herrington,
Houghton Le Spring, Tyne and Wear, DH4
7BD

£650 pcm

 x 2  x 1  x 2

On Street parking

Unfurnished

Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Two Reception Rooms
- ✓ South/East 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 HOME**TWO BEDROOMS**TWO RECEPTION ROOMS**SOUTH/EAST FACING GARDEN**WALKING DISTANCE TO HERRINGTON COUNTRY PARK****

Pattinson Estate Agents are pleased to welcome to the rental market this two bed family home, located in the popular area of New Herrington, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, popular schools and excellent public transport and major road links via the A19. Also within a walking distance to Herrington Country Park and a short drive to Houghton Le Spring, Sunderland and Durham Town Centre's.

This well presented home is spacious throughout and briefly consists:- Entrance/porch, lounge, dining room, fitted kitchen and a three piece family bathroom. To the first floor lies two double bedrooms, externally there is a South/East facing garden to the front and an enclosed yard to the rear.

Early viewing come highly recommended to appreciate the location and size 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: £750.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance/Porch

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

Lounge

3.96m x 4.57m (12'11" x 14'11")

Spacious lounge with laminate flooring, a feature fireplace, radiator and a double glazed front aspect window.



Dining Room

4.55m x 4.33m (14'11" x 14'2")

Separate diner with laminate flooring, a feature fireplace, radiator and a double glazed rear aspect window.



Kitchen

3.18m x 2.09m (10'5" x 6'10")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit and plumbing for a washing machine. Tile flooring, tiled splash back, a radiator, double glazed window and an external door leading to the rear yard.



Bathroom

2.30m x 1.81m (7'6" x 5'11")

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and WC. Tile flooring, tiled splash back, a radiator and a double glazed window.



Bedroom One

4.98m x 3.62m (16'4" x 11'10")

Double bedroom with laminate flooring, fitted wardrobes, storage cupboard, radiator and a double glazed window.



Bedroom Two

3.01m x 4.62m (9'10" x 15'1")

Double bedroom with laminate flooring, a radiator and a double glazed window.



External

Externally, to the front there is a large South/East facing garden laid to lawn and patio. To the rear there is a fully enclosed yard.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(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		

Railway Terrace, New Herrington, Houghton Le Spring, Tyne and Wear, DH4 7BD

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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