To rent

3 bed terraced house to rent in

Burn Street, Bowburn, Durham, Durham, DH6 5AN

£750 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- 3 Bedroom mid terrace
- Gas central heating
- Double Glazing

Key Information

- Council Tax: Band A
- Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson are proud to bring to the rental market this beautifully presented 3 bedroom mid terrace home overlooking a green to the front of the property.

Property consists of entrance lobby leading into spacious living room and modern kitchen with integrated oven and hob, washing machine and built in fridge freezer. First floor there are 3 bedrooms and white suite bathroom complete with over bath shower and heated towel rail. Externally to the rear there is a yard with a small brick outbuilding not directly overlooked. Situated in a quiet and popular area of Bowburn this property would be ideal for small families and professionals as there is a wide range of of amenities and recreational facilities as well as being close to A1 (M) enabling easy access to all regional major towns and cities

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: £865.38

Rent: £750 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance Lobby

Lounge

4.20m x 3.90m (13'9" x 12'9")

Double glazed window to front aspect and radiator

Kitchen/Diner

5.40m x 2.70m (17'8" x 8'10")

Fitted with a range of wall and base units with contrasting work surfaces incorporating stainless sink unit with mixer taps over, built in electric oven and gas hob with extractor fan. Integrated fridge freezer and washing machine, radiator, double glazed window and door leading to rear yard

First floor landing

Small double glazed window and a radiator.

Bedroom 1

4.40m x 3.20m (14'5" x 10'5")

Double glazed window and a radiator.

Bedroom 2

2.70m x 2.60m (8'10" x 8'6")

Double glazed window and a radiator.

Bedroom 3

2.70m x 1.60m (8'10" x 5'2")

Double glazed window and a radiator.

Bathroom

White bathroom suite comprising of; bath with overhead shower, WC, Pedestal wash hand basin, heated towel rail and extractor fan

External

On street parking to front and enclosed yard to rear

Burn Street, Bowburn, Durham, Durham, DH6 5AN

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

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