

3 bed semi-detached house to rent in DH4

High Engine Drive, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4FW

£1,100 pcm

x 3 x 2 x 1

Allocated parking

Unfurnished

Property features

- Brand New Build
- Semi-Detached Family Home
- Three Bedrooms
- Driveway
- South Facing Rear Garden

Key Information

- Council Tax: Band D
- Heating supply: Air Source Heat Pump

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

NEW BUILDSEMI-DETACHED FAMILY HOME**THREE BEDROOMS**PRINCIPAL BEDROOM WITH EN-SUITE**SOUTH FACING REAR GARDENS**DRIVEWAY**POPULAR LOCATION**

Pattinson Estate Agents are excited to welcome to the market this new build semi-detached family home, which boasts three bedrooms and is located on the brand new Herrington Grange development in Philadelphia, Houghton Le Spring. Perfectly located within easy access of local shops and other amenities, good transport links and great major road links the A19. Also within walking distance to Herrington Country Park and popular local schools, as well as being a short drive Houghton Le Spring, Durham & Sunderland City Centres.

The immaculately present home is spacious throughout briefly comprises of: Entrance/hallway, lounge, open plan kitchen/dining room and a ground floor W.C. To the first floor lies two double bedrooms and a three piece family bathroom, to second floor is the principal bedrooms wirh and en-suite. Externally their is a driveway to the front, to the rear there is a South facing garden, which is due to be newly turfed.

Early viewings come highly recommended to appreciate the size, standard and location 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: D

Deposit: £1,269.23

Rent: £1,100 pcm

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

Heating: Air Source Heat Pump

Entrance/Porch

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

Lounge

4.41m x 3.63m (14'5" x 11'10")

Spacious lounge with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



Kitchen/Dining Area

3.61m x 2.57m (11'10" x 8'5")

Modern kitchen/dining room benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, stainless steel sink unit, plumbing washing machine and an intergrated ` oven with a gas hob. Luxuury vinyl flooring, a radiator, double glazed rear aspect window and French doors leading to the rear garden.



Ground Floor W.C

1.17m x 1.37m (3'10" x 4'5")

Convenient first floor W.C with a hand wash basin, radiator and vinyl flooring.



Bedroom Two

3.18m x 3.62m (10'5" x 11'10")

Double bedroom located on the first floor, has carpet flooring, a radiator and two double glazed front aspect windows.



Bedroom Three

2.68m x 3.61m (8'9" x 11'10")

Double bedroom also located on the first floor, has carpet flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.41m x 1.75m (7'10" x 5'8")

Three piece bathroom benefiting from panelled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, UPVC cladded splash back, radiator and a double glazed side aspect window.



Principal Bedroom

4.70m x 2.57m (15'5" x 8'5")

Double bedroom situated on the second floor, has an en-suite, carpet flooring, a radiator and a double glazed front aspect window.



En-suite

2.28m x 3.33m (7'5" x 10'11")

Convenient en-suite benefiting from a shower cubicle, hand wash basin and WC. Vinyl flooring, Tiled splash back, a radiator and a Velux window.



External

Externally, to the front there is a driveway to the front, to the rear lies a South facing garden, which is due to laid with new turf.





High Engine Drive, Philadelphia, Houghton Le Spring, Tyne and Wear, DH4 4FW

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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