

3 bed town house to rent in DH5

Redshank Drive, Hetton-le-Hole,
Houghton Le Spring, Tyne and Wear, DH5 0GX

£850 pcm

x 3 x 1 x 1

Allocated parking

Unfurnished

Property features

- Spacious Family Home
- Three Bedrooms
- South/West Facing Rear Garden
- Garage & Driveway
- EPC Rating B

Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
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- Flexible viewing slots
- Accompanied viewings

Description

SPACIOUS FAMILY HOMETHREE DOUBLE BEDROOMS**SOUTH/WEST FACING REAR GARDEN**GARAGE & DRIVEWAY**SOUGHT AFTER AREA**

Pattinson Estate Agents are excited to welcome to the rental market this impressive town house, which boasts three double bedrooms and a South/West facing garden. Ideally positioned on the highly desirable Redshank Drive estate in Houghton Le Spring, within easy reach of local shops and amenities, excellent public transport links and major road networks via the A19. The property is also within walking distance to the popular Easington Lane Primary School and Hetton Lyons Primary School, with Dalton Park Outlet, Sunderland and Durham City Centres all just a short drive away.

This spacious home is well presented throughout and briefly comprises:- Entrance/hallway, fitted kitchen/dining room and a ground floor W.C. To the first floor there is two double bedrooms and a three piece family bathroom, while the second floor offers the principal bedroom with a walk-in wardrobe. Externally, to the front there is a open lawn, while to the rear there is a South/West facing garden with a garage and driveway situated directly behind it.

Early viewing comes highly recommended to appreciate the size 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: B

Deposit: £980.77

Rent: £850 pcm

Property Type: Town House

USPs: Garden, Allows smokers

Parking: Allocated

Heating: Gas

Entrance/Porch

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

Lounge

4.70m x 3.54m (15'5" x 11'7")

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



Kitchen/Dining Area

2.58m x 3.57m (8'5" x 11'8")

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 for a washing machine and an integrated `oven with a gas hob. Laminate flooring, a radiator, double glazed rear aspect window and French doors leading to the rear garden.



Ground Floor W.C

1.12m x 1.48m (3'8" x 4'10")

Convenient downstairs floor W.C with a hand wash basin, radiator and laminate flooring.



Bedroom Two

3.56m x 3.23m (11'8" x 10'7")

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



Bedroom Three

2.69m x 3.57m (8'9" x 11'8")

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



Bathroom

2.42m x 1.72m (7'11" x 5'7")

Three piece bathroom benefiting from panelled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, partly tiled walls and a radiator.



Principal Bedroom

7.16m x 2.53m (23'5" x 8'3")

Double bedroom situated on the second floor, has carpet flooring, a radiator and 3 Velux windows. There is also the added bonus of a walk-in wardrobe.

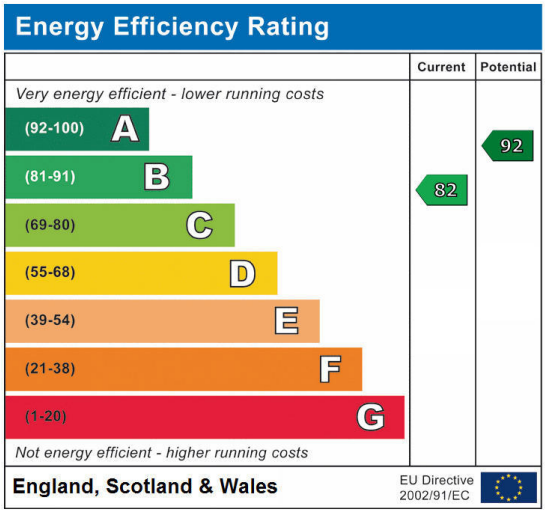


External

Externally, to the front there is a open lawn, while to the rear there is a South/West facing garden with a garage and driveway situated directly behind it.







Redshank Drive, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0GX

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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