


## 3 bed terraced house to rent in

Elemore Lane, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0QD

# £650 pcm

x 3 x 2 x 1

Off Street parking

Unfurnished

## Property features

- Spacious Family Home
- Three Bedrooms
- Two Reception Rooms
- Rear Yard
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas

### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

**SPACIOUS FAMILY HOME**THREE BEDROOMS**TWO RECEPTION ROOMS**REAR YARD**POPULAR LOCATION**

Pattinson Estate Agents are delighted to bring to the market this spacious three bed home, ideally situated in Elemore Lane, Houghton Le Spring.  Perfectly positioned within close proximity to local shops and other amenities, popular schools, good public transport and major road links via A690. Also within short driving distance to multiple country parks, Dalton Park Outlet, Sunderland & Durham City Centres.

This impressive property is spacious throughout and briefly comprises:- Entrance, lounge, dining room, kitchen and bathroom. To the first floor lies three bedrooms and a W.C, to the rear there is an enclosed yard.

Early viewings come 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: A

Deposit: £750.00

Rent:  £650 pcm

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## Entrance

Property entrance leading to the lounge.

## Lounge

*3.99m x 4.58m (13'1" x 15'0")*

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



## Dining Room

*4.36m x 4.57m (14'3" x 14'11")*

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



## Kitchen

*2.03m x 2.75m (6'7" x 9'0")*

Newly fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, free standing washing machine and oven. Vinyl flooring, part UPCC cladded walls and a double glazed rear aspect window. The kitchen gives access to a hallway, which has fitted upper units and free standing fridge/freezer.



## Bathroom

*2.09m x 2.06m (6'10" x 6'9")*

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, tiled walls, radiator and a double glazed rear aspect window.



## Bedroom One

*5.40m x 2.46m (17'8" x 8'0")*

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



## Bedroom Two

*2.93m x 3.58m (9'7" x 11'8")*

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



## Bedroom Three

*3.00m x 1.78m (9'10" x 5'10")*

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



## First Floor W.C

*0.90m x 1.84m (2'11" x 6'0")*

Convenient W.C with vinyl flooring and a double glazed window.

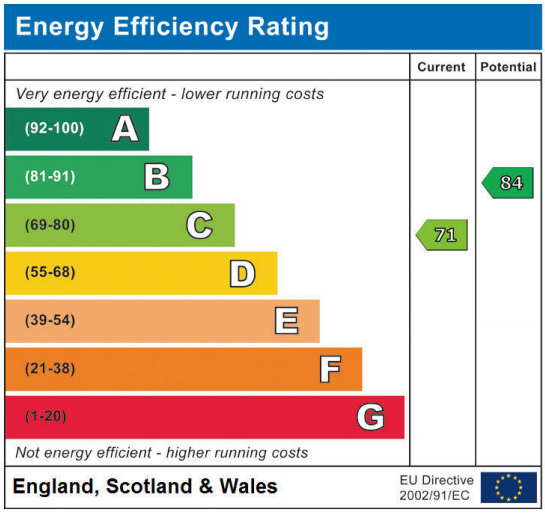


## External

Externally to the rear there is a fully enclosed yard.








Elemore Lane, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0QD

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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