

3 bed semi-detached house to rent in SR6

Wellands Lane, Whitburn, Sunderland, Tyne and Wear, SR6 7BH

£995 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- THREE BEDROOM SEMI DETACHED
- UNFURNISHED
- RECENTLY FITTED KITCHEN
- TWO RECEPTION ROOMS
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Air Source Heat Pump
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this three-bedroom semi-detached family home, ideally situated on Wellands Lane, Whitburn.

Offering spacious living accommodation throughout, the property benefits from a recently installed fitted kitchen and heating system, making it an ideal home for families and professionals alike.

Briefly comprising an entrance hallway, spacious lounge, separate dining room and recently installed fitted kitchen. To the first floor lies three bedrooms and a family bathroom.

Situated in the sought-after coastal village of Whitburn, the property is ideally positioned within easy reach of the stunning Whitburn and Seaburn coastline and beaches, as well as the charming cafés, shops, restaurants and local amenities that Whitburn Village has to offer.

Briefly comprises; Entrance/Hall, Lounge, Dining Room, Kitchen and to the first floor lies Three Bedrooms and the Bathroom. Externally to the front is a private walled garden with lawn and to the rear a large private garden with lawn and patio.

Call Pattinson Jarrow on 0191 4897431 or email jarrow@pattinson.co.uk

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: £1,148.08

Rent: £995 pcm

Property Type: Semi-detached house

Parking: On Street

Heating: Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Private garden with lawn, block paved driveway leading to entrance;



Entrance/Hallway

3.42m x 1.88m (11'2" x 6'2")

UPVC part glazed door to entrance, stairs to first floor, gas central heating radiator, built in storage;



Lounge

3.26m x 3.43m (10'8" x 11'3")

Double glazed bay window to front aspect, gas central heating radiator;



Lounge (Additional)



Dining Room

3.40m x 3.20m (11'1" x 10'5")

Double glazed window to rear, gas central heating radiator;



Dining Room (Additional)



Kitchen

3.35m x 2.38m (10'11" x 7'9")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, electric oven, electric hob with extractor over, pantry unit, plumbing for washing machine, space for fridge freezer, vinyl flooring, gas central heating radiator, double glazed window to rear aspect, UPVC part glazed door to garden;



Kitchen (Additional)



First Floor Landing

2.64m x 1.95m (8'7" x 6'4")

Double glazed window to side aspect;



Bedroom One

2.80m x 3.45m (9'2" x 11'3")

Double glazed window to rear aspect, gas central heating radiator, built in sliding wardrobes;



Bedroom Two

3.01m x 3.41m (9'10" x 11'2")

Double glazed window to front aspect, gas central heating radiator;



Bedroom Three

2.65m x 2.47m (8'8" x 8'1")

Double glazed window to front aspect, gas central heating radiator, built in storage;



Bathroom

1.67m x 2.28m (5'5" x 7'5")

A white suite consisting of bath with electric shower over, pedestal wash hand basin, W/C, part tiled walls, LVT flooring, gas central heating radiator, double glazed window to side and rear aspect;

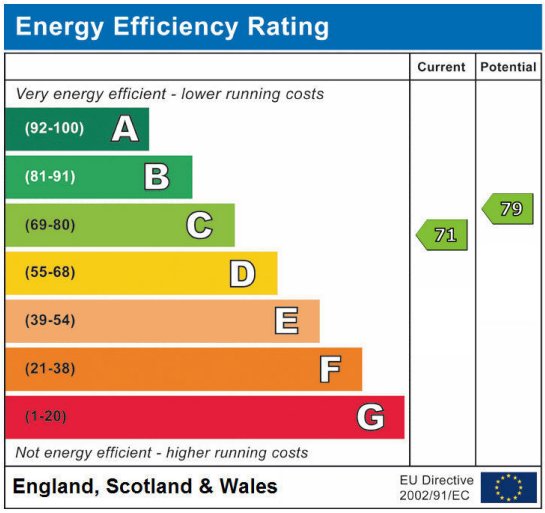


External Rear

Large private garden with lawn, block paved patio, external tap and pathway leading to front aspect;







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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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