2 bed semi-detached house to rent in NE23

Hertford Grove, Eastfield Glade, Cramlington, Northumberland, NE23 2FL

£795 pcm

x 2 x 1 x 1

Allocated parking

Unfurnished

Property features

- Semi Detached Property
- Two Double Bedrooms
- Garden To Front & Rear
- Unfurnished
- EPC Rating C

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We are pleased to offer to the rental market this two bedroom semi detached house on Hertford Grove, Eastfield Glade.

Briefly comprising: Entrance Porch, Lounge, Kitchen, Two double bedrooms and Bathroom.

Externally there are gardens to the front and the rear of the property.

Available from end of November 2026

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: £917.31

Rent: £795 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Allocated

Heating: Gas

Entrance Porch

Window, radiator, door to lounge.

Kitchen

Fitted with wall and base units, electric cooker point, extractor hood, standard stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washer. Double radiator, window to rear, door to external.

First Floor Landing

Bedroom One

3.58m x 2.69m (11'8" x 8'9")

Storage cupboard, radiator, window to rear.

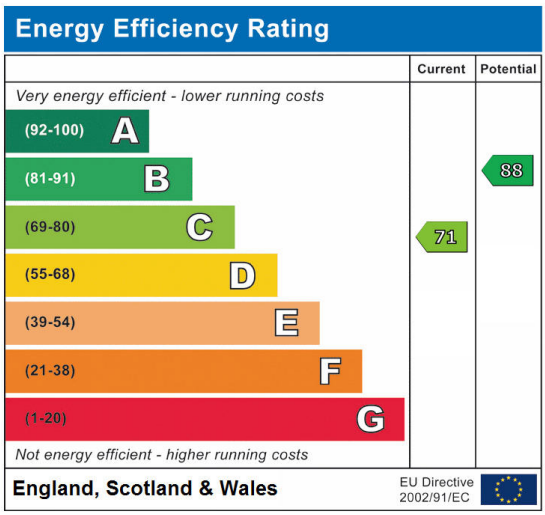
Bedroom Two

3.61m x 2.77m (11'10" x 9'1")

Radiator, window to front.

Externally

Gardens to both the front and the rear.



Hertford Grove, Eastfield Glade, Cramlington, Northumberland, NE23 2FL

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

Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, cramlington@pattinson.co.uk, www.pattinson.co.uk

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