



3 Bedroom Semi-Detached

Silverdale Road, Northburn Lea, Cramlington

£1,200 per month



- Semi-detached property • Lounge and dining room • Fitted kitchen • 3 Bedrooms
- Garage and driveway • Good sized rear garden • Close to schools • Well presented family home



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Silverdale Road, Northburn Lea, Cramlington,
NE23 3LW

Entrance hall leading to lounge, dining room and kitchen to rear. The first floor has bedroom one, two and three plus the family bathroom.

Heated by gas central heating with radiators and light fittings in all rooms. Upvc glazed throughout.

Garage, driveway and enclosed rear garden.

Location

Northburn Lea in Cramlington is a highly popular sought after area close to amenities and within catchment of desirable schools.

TENANCY DEPOSIT PROTECTION

For fully managed properties Bird House Properties Ltd will protect your tenancy deposit in the Government approved scheme My Deposits membership number M01200857. Deposits will be the equivalent to 1 x month's rent.

REDRESS SCHEME

Bird House Properties are members of PRS The Property Redress Scheme. You can find out more information about this by contacting the agency directly.

PERMITTED PAYMENTS

The holding deposit required will be the equivalent to 1 x weeks rent. The deposit fee will be off-set against the first month's rent. The holding deposit fee is non-refundable if you are found to have provided misleading information on the application form. We carry out references via Vouch and we use the Goodlord platform to send you tenancy related paperwork and contracts.

The holding deposit does not constitute an offer until the references have been successfully carried out. The holding deposit is also non-refundable if you fail "Right to Rent" checks which are carried out on all prospective tenants.

The holding deposit fee is also non-refundable if you withdraw from the property for any reason or fail to take reasonable steps to enter into the tenancy within an agreed timescale.

All utilities, council tax, gas, electric, oil, telephone, broadband, television licence and water rates will be paid for by the tenants.

A late rent charge, where the tenant is more than 14 days in arrears will be charged at 3% per annum above the Bank of England base rate until the rent appears are cleared.

Where the tenant/s request early termination of the tenancy, a fee not exceeding £600 including vat will be payable to Bird House Properties Ltd to cover reasonable costs associated with the termination and re-letting of the property.

Keys – Bird House Properties require all keys provided with the tenancy agreement be returned. Should keys go missing there will be reasonable costs for replacements ranging from £10 to £19.95 inclusive of vat for the key and £15 per hour no vat for staff time.

ADDITIONAL INFORMATION

Bird House Properties Ltd are members of CMP who offer "client money protection" here our clients funds



are protected within the scheme.

Property Description

Ground Floor

Hallway -

Lounge -

Kitchen -

Dining room -

Downstairs Wc -

First Floor

Bedroom one -

Bedroom two -

Bedroom three -

Bathroom -

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.