

3 bed terraced house to rent in

Queens Parade, Stanley, Stanley, County Durham, DH9 8JY

£775 pcm

x 3 x 2 x 2

Off Street parking

Unfurnished

Property features

- Three bedroom stone built mid terrace property
- Lounge and dining room
- Cloakroom/W.C and bathroom
- Gas Central Heating & Double
- EPC Rating C

Key Information

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

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

01207 236333
stanley@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Fantastic opportunity to rent this fabulous and spacious three bedroom stone built property located in the popular area of Annfield Plain, Stanley. This property offers good size living accommodation with three bedrooms, two reception rooms, two bathrooms, front and rear gardens with off road parking. The property has been improved and maintained by the current landlord to a very high standard.

Located close to local, shops, super market, schools, park and excellent bus and road links into Stanley and Durham.

The floor plan comprises Entrance porch, hallway, cloakroom/w.c. lounge, dining room, kitchen and inner hallway. To the first floor three bedrooms and bathroom. Further benefits include gas central heating, double glazing, front garden and rear yard with off road parking.

We highly recommend viewing to fully appreciate what this lovely property has to offer.

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: £968.75

Rent: £775 pcm

Property Type: Terraced House

USPs: Garden

Parking: Off Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Porch

Double glazed entrance door and front aspect window, courtesy light, door into hallway.

Hallway

Double radiator, doors into cloakroom/w.c. and lounge.

Cloakroom/W.C.

Low level w.c. wash hand basin, heated towel rail.



Dining Room

4.70m x 4.40m (15'5" x 14'5")

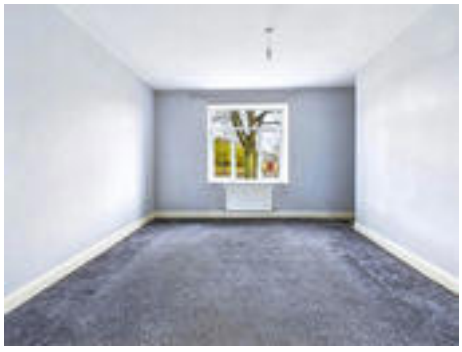
Double glazed rear aspect window, double radiator, archway into the lounge.



Lounge

4.40m x 3.80m (14'5" x 12'5")

Double glazed front aspect window, double radiator.



Kitchen

3.50m x 2.20m (11'5" x 7'2")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit with a built in cooker, hob and extractor hood. Space for a washing machine, combination boiler, vertical feature radiator, down lighting, double glazed rear aspect window and door.



Inner hallway

Double glazed rear aspect window, stairs to the first floor.

First floor landing

Doors into three bedrooms and bathroom

Bedroom One

4.90m x 3.60m (16'0" x 11'9")

Double glazed front aspect window, double radiator, access to loft space.



Bedroom Two

3.70m x 3.30m (12'1" x 10'9")

Double glazed front aspect window, double radiator, access to loft space.



Bedroom Three

2.50m x 2.40m (8'2" x 7'10")

Double glazed front aspect window, double radiator.



Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. tiled walls, extractor fan, heated towel rail, double glazed rear aspect window.



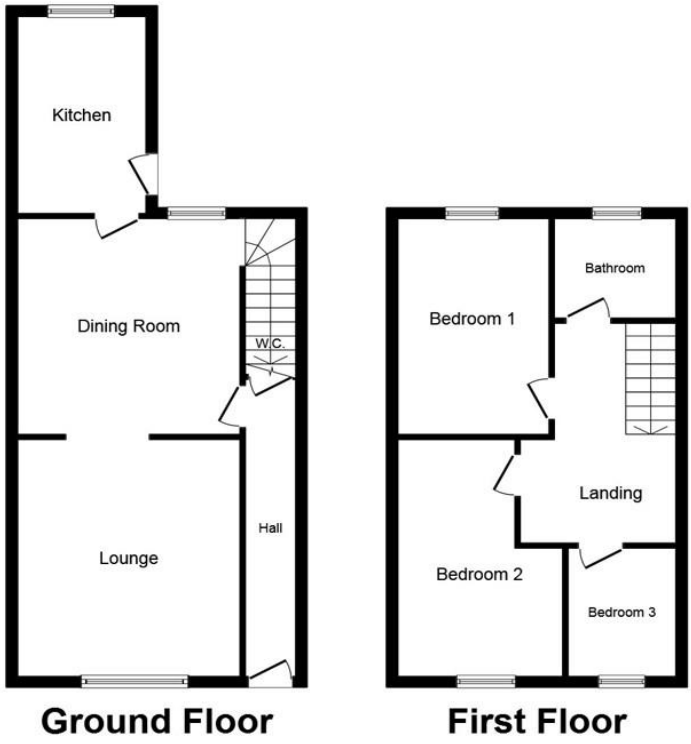
Front garden

Walled boundaries with wrought iron railings, gravelled area.

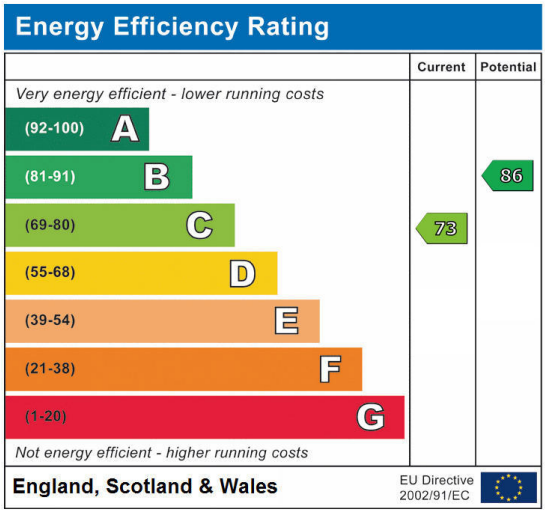
Rear yard

Walled boundaries with gravelled area and off street parking.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Queens Parade, Stanley, Stanley, County Durham, DH9 8JY

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

83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk

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