



## 2 bed terraced house to rent in

Fern Avenue, South Moor, Stanley,  
Durham, DH9 7QY

# £625 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Available Immediately
- ✓ Two Bedroom Mid-Terrace
- ✓ New Flooring Throughout
- ✓ Council Tax Band A
- ✓ 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 Hughes  
Branch Manager  
Stanley

01207 236333  
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to offer to the rental market this well-presented two bedroom terraced property situated on Fern Avenue, South Moor, Stanley. Providing comfortable accommodation throughout, the property benefits from gas central heating, double glazing, enclosed outdoor space and convenient access to local amenities and transport links.

The accommodation comprises an entrance hallway, lounge and kitchen/diner to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance front garden with gated access and an enclosed rear courtyard with external storage and rear lane access.

Fern Avenue is situated within the established residential area of South Moor, Stanley. The location offers a range of local amenities including shops, supermarkets, schools and healthcare facilities. Excellent transport links provide access to Stanley town centre, Chester-le-Street, Durham and the surrounding areas, making the property well suited to commuters and families alike.

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: £650.00

Length of Tenancy: 6 months

Rent: £625 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Construction materials: Brick and block

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: Yes

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), FTTP (fibre to the premises)

Mobile signal coverage: Good

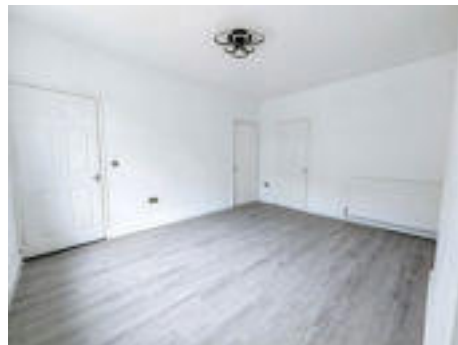
## Entrance Hallway

---

### Lounge

3.82m x 4.40m (12'6" x 14'5")

Double glazed front aspect, GCH radiator, built-in under stairs storage and laminate flooring.



### Kitchen/Diner

2.11m x 4.75m (6'11" x 15'7")

Double glazed rear aspect with UPVC door providing access to the rear courtyard. Fitted with wall and base units, roll top work surfaces, inset stainless steel sink with mixer tap, tiled splashbacks and suspended extractor. Plumbing for a washing machine, space for a fridge freezer and additional appliances, combi boiler, GCH radiator and laminate flooring.



### Bedroom One

3.62m x 4.73m (11'10" x 15'6")

Double glazed front aspect, GCH radiator and laminate flooring.



### Bedroom Two

2.64m x 3.09m (8'7" x 10'1")

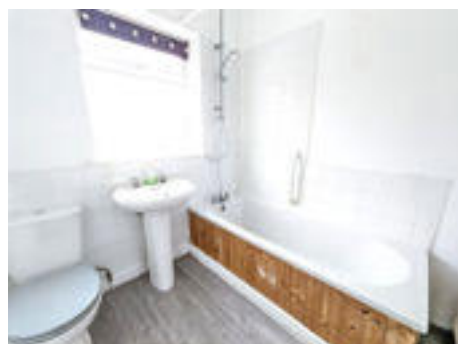
Double glazed rear aspect, GCH radiator and laminate flooring.



### Family Bathroom

2.00m x 2.02m (6'6" x 6'7")

Double glazed rear aspect. White suite comprising WC, pedestal wash hand basin and bath with mains-fed shower over. Includes laminate flooring, part tiled walls and GCH radiator.




## Externally

To the Front: Low-maintenance garden with paved pathway leading to the entrance, stone borders and gated access.

To the Rear: Enclosed low-maintenance courtyard with gated access to the rear lane and useful external storage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Fern Avenue, South Moor, Stanley, Durham, DH9 7QY

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

Client Money Protection

