

2 bed semi-detached house to rent in DH9

Wear Road, Stanley, Durham, DH9 6HH

£750 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Available Immediately
- Newly Refurbished Throughout
- Two Bedroom Semi-Detached
- Spacious Front & Rear Gardens
- 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

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Branch Manager
Stanley

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this newly refurbished, two-bedroom semi-detached home, situated on Wear Road in Stanley. Benefitting from spacious gardens to both the front and rear, a modern kitchen/diner and a convenient central location, this property offers comfortable accommodation ideally suited to a range of prospective tenants.

The accommodation briefly comprises an entrance hallway, a lounge overlooking the front garden and a fitted kitchen/diner to the rear, complete with integrated appliances. To the first floor are two bedrooms and a family bathroom fitted with a modern white suite.

Externally, the property benefits from generous gardens to both the front and rear. The front garden is predominantly laid to lawn with decorative borders, whilst the rear offers a low-maintenance outdoor space with a paved patio and gated access to the rear lane.

Early viewing is highly recommended to appreciate the accommodation and outdoor space on offer.

Situated on Wear Road, the property enjoys a convenient location close to Stanley town centre, offering a range of shops, supermarkets, cafés and leisure facilities, including the Louisa Centre. Local schools and public transport links are also nearby, whilst road connections provide access to Durham, Chester-le-Street, Consett and Newcastle upon Tyne.

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: £865.38

Rent: £750 pcm

Property Type: Semi-detached house

USPs: Garden, Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay 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

Accessed via a partially glazed composite entrance door, the hallway features carpeted flooring and a staircase leading to the first-floor accommodation.



Lounge

4.40m x 3.73m (14'5" x 12'2")

Positioned to the front of the property, the lounge benefits from a double-glazed window overlooking the front garden, allowing natural light into the room. The room features carpeted flooring, a central heating radiator and an electric fire.



Kitchen

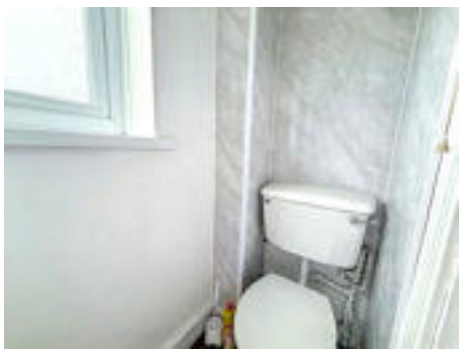
5.38m x 2.18m (17'7" x 7'1")

Situated to the rear of the property, the kitchen is fitted with a range of wall and base units incorporating a stainless steel sink. Integrated appliances include an electric oven, four-ring gas hob, washing machine and fridge freezer. Further features include vinyl flooring, a central heating radiator and a wall-mounted combination boiler. A rear-facing double-glazed window provides natural light.



Downstairs Cloakroom

W/c. Double glazed window to the side aspect.



First Floor Landing

The carpeted landing provides access to the first-floor accommodation and loft space. A double-glazed window to the side elevation allows additional natural light.

Bedroom One

4.99m x 2.87m (16'4" x 9'4")

Located to the front of the property, the first bedroom features a double-glazed window, central heating radiator, carpeted flooring and useful built-in storage.



Bedroom Two

3.25m x 3.16m (10'7" x 10'4")

The second bedroom overlooks the rear of the property and benefits from a double-glazed window, central heating radiator and carpeted flooring.



Family Bathroom

2.23m x 2.01m (7'3" x 6'7")

The family bathroom is fitted with a white suite comprising a panelled bath with mains-fed shower over, a wash hand basin set within a vanity unit and a WC. Additional features include vinyl flooring, a central heating radiator and a double-glazed window to the rear elevation.



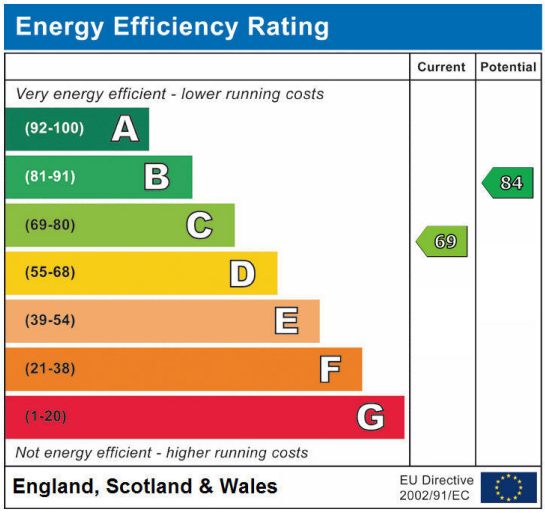
Externally

The property benefits from a generous front garden, predominantly laid to lawn with decorative planted borders. A pathway provides access to the main entrance.

To the rear is a spacious, low-maintenance garden incorporating paved pathways and a patio area, providing space for outdoor seating. Gated access leads to the rear lane.







Wear Road, Stanley, Durham, DH9 6HH

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

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