



To rent

### 3 bed terraced house to rent in

Greylingstadt Terrace, Stanley, Durham,  
DH9 6DE

# £650 pcm

 x3  x1  x2

Allocated parking

Unfurnished

### Property features

- ✓ Three Bedroom Semi-Detached
- ✓ Close to Stanley Town Centre
- ✓ Off Street Parking
- ✓ Large Reception Rooms
- ✓ 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  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to offer to the rental market this extended three bedroom terraced house situated on Greylingstadt Terrace in the Craghead area of Stanley. The property is presented in good clean condition throughout and offers spacious accommodation suitable for families, couples or professional tenants.

The accommodation briefly comprises an entrance hallway leading to a lounge with open access to the dining room and kitchen. The dining room provides a generous space for family dining and benefits from a log burning stove. The kitchen is fitted with a modern range of units and includes an integrated oven and hob, with access to the rear yard.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a large enclosed rear yard providing useful outdoor space and off-street parking.

### Location

Greylingstadt Terrace is located within the popular Craghead area of Stanley and offers convenient access to local shops, schools and everyday amenities. Stanley town centre is a short distance away, providing a wider range of retail, leisure and transport facilities. Road links allow access to Durham, Chester-le-Street 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: £675.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

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

Access to the ground floor accommodation.

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## Living Room

4.50m x 4.00m (14'9" x 13'1")

Open-plan living space with access through to the dining room and kitchen.



## Dining Room

4.40m x 3.40m (14'5" x 11'1")

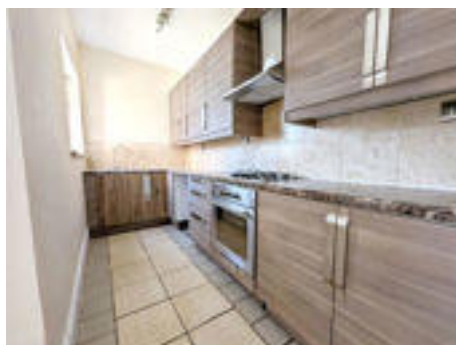
Spacious dining area featuring a log burning stove.



## Kitchen

3.90m x 1.60m (12'9" x 5'2")

Modern fitted kitchen with a range of wall and base units, incorporating an oven and hob.



## Bedroom One

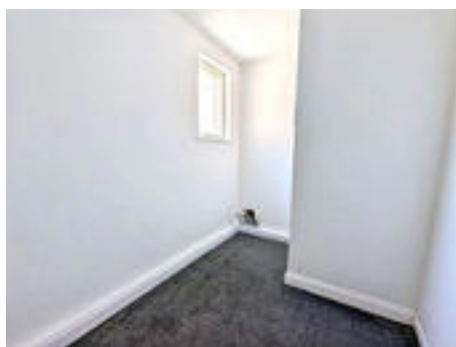
4.60m x 3.10m (15'1" x 10'2")

Window to rear aspect, carpeted flooring. Door to dressing room.



## Dressing Room

Carpeted flooring. Window to rear aspect. Cupboard housing Combi Boiler.



## Bedroom 2

4.50m x 3.00m (14'9" x 9'10")

Carpeted flooring. Window to front aspect.



## Bedroom 3

3.00m x 1.90m (9'10" x 6'2")

Carpeted flooring. Window to front aspect.



## Bathroom

3.00m x 1.90m (9'10" x 6'2")

Family bathroom comprising bath with electric shower over, wash hand basin and WC.




## Externally

To the rear is a large enclosed yard providing outdoor space and off-street parking facilities.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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 

Greylingstadt Terrace, Stanley, Durham, DH9 6DE

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

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