



To rent

## 2 bed terraced house to rent in

Mulberry Terrace, New Kyo, Stanley,  
Durham, DH9 7SH

# £595 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Available Immediately
- ✓ Two-bedroom mid-terrace
- ✓ Two reception rooms
- ✓ Enclosed low-maintenance rear courtyard
- ✓ Gas central heating and double

## Key Information

- ✓ Council Tax: Band A
- ✓ 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

Pattinson Estate Agents are pleased to offer to the rental market this two-bedroom mid-terrace property situated on Mulberry Terrace, New Kyo. The property offers well-proportioned accommodation throughout and would be suitable for a range of tenants. Benefiting from gas central heating, double glazing and an enclosed rear courtyard, the property is conveniently located for local amenities and transport links.

The internal accommodation briefly comprises: entrance hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. Externally, there is an enclosed, low-maintenance courtyard to the rear with gated access to the rear lane.

New Kyo is situated close to Stanley town centre where a range of shops, supermarkets, schools and leisure facilities can be found. The property also offers good road links to Durham, Chester-le-Street, Consett and Newcastle.

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: £620.00

Rent: £595 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: 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 Hallway

Accessed via a part-glazed composite entrance door. Carpet flooring and stairs leading to the first floor.

---

## Lounge

3.50m x 3.28m (11'5" x 10'9")

Double glazed window to the front elevation. Laminate flooring, feature fireplace surround and archway leading to the dining room.



## Dining Room

4.57m x 3.47m (14'11" x 11'4")

Double glazed window to the rear elevation. Laminate flooring and feature fireplace surround.



## Kitchen

3.10m x 2.47m (10'2" x 8'1")

Double glazed window to the side elevation and UPVC door leading to the rear courtyard. Fitted with a range of wall and base units with roll-top work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with tiled splashbacks. Plumbing for a washing machine, space for a fridge freezer and space for an electric cooker. Vinyl flooring, extractor fan and gas central heating radiator.



## First Floor Landing

Carpet flooring and loft access.

---

## Bedroom One

3.68m x 3.11m (12'0" x 10'2")

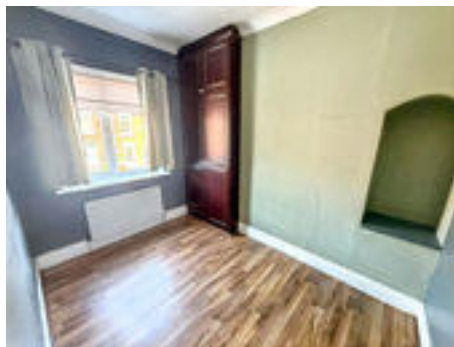
Double glazed window to the front elevation. Built-in storage cupboard, fitted wardrobe, gas central heating radiator and carpet flooring.



## Bedroom Two

3.16m x 2.50m (10'4" x 8'2")

Double glazed window to the rear elevation. Built-in wardrobe, gas central heating radiator and laminate flooring.



## Family Bathroom

2.04m x 1.90m (6'8" x 6'2")

Double glazed window to the rear elevation. Fitted with a white suite comprising low-level WC, vanity wash hand basin and shower cubicle with electric shower. Clad walls, vinyl flooring, chrome heated towel rail, gas central heating radiator and built-in cupboard housing the combination boiler.



## Externally

To the rear:

Enclosed, low-maintenance walled courtyard with gated access to the rear lane and external water supply.





Mulberry Terrace, New Kyo, Stanley, Durham, DH9 7SH

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](mailto:stanley@pattinson.co.uk),  
[www.pattinson.co.uk](http://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**

