



3 bed terraced house to rent in
Wylam Street, Stanley, Durham, DH9 6EY

£700 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Will Benefit from New Carpets & Vinyl Flooring
- ✓ Driveway To The Rear
- ✓ Mid-Terrace
- ✓ Three Bedroom
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ 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
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents Stanley are delighted to welcome to the rental market this charming three-bedroom house on Wylam Street, Craghead, DH9 6EY.

This well-presented property opens into a welcoming entrance hallway with practical laminate flooring and stairs leading to the first floor. The spacious living/dining room benefits from a large double-glazed window to the front, flooding the space with natural light, and offers ample room for a dining table alongside a stylish fire surround with an electric fire. The adjoining kitchen is well-proportioned and fitted with modern white wall and base units, contrasting work surfaces, an integrated oven and electric hob, and space for additional appliances, all complemented by a bright side-facing window and tiled flooring.

Upstairs, the landing provides access to all three bedrooms and the family shower room. The master bedroom is generously sized with a front-facing window and carpeted flooring, while the second bedroom overlooks the rear and features laminate flooring. The third bedroom also enjoys a front-facing aspect and includes a built-in storage cupboard. The shower room is fitted with a WC, pedestal wash basin, and mains-fed shower cubicle, with part-tiled walls and vinyl flooring.

Externally, the property offers a low-maintenance front garden enclosed by railings and a rear gated yard providing off-street parking.

The property also benefits from solar panels, which provide free electricity to the property. Further details are available on request.

Located in Craghead, the property is conveniently situated close to local amenities, including shops, schools and public transport links. Offering well-proportioned accommodation and useful outdoor space, this three-bedroom home would make an excellent rental property for a family or professional tenants.

Early viewing is highly recommended to appreciate the accommodation on 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: £807.69

Rent: £700 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Driveway

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

A part-glazed uPVC entrance door opens into a welcoming hallway with practical laminate flooring. Stairs rise to the first floor, and a door leads through to the living room.

Living / Dining Room

5.26m x 4.70m (17'3" x 15'5")

A large double-glazed uPVC window to the front aspect floods the room with natural light. This generous living space offers ample room for a dining table and chairs, featuring a stylish fire surround with an electric fire and laminate flooring. Door to kitchen.



Kitchen

5.46m x 2.11m (17'10" x 6'11")

A bright and well-proportioned kitchen fitted with a range of modern white wall and base units complemented by contrasting work surfaces. There is an integrated oven with an electric four-ring hob, along with ample space for additional appliances and plumbing for a washing machine. A large window to the side aspect provides plenty of natural light, and tiled flooring adds a practical finish.



First Floor Landing

The landing features loft access and carpeted flooring, with doors leading to all three bedrooms and the shower room.

Bedroom One

3.80m x 3.02m (12'5" x 9'10")

A large double-glazed window to the front aspect allows plenty of natural light into the room. Central heating radiator and carpeted flooring.



Bedroom Two

2.99m x 2.94m (9'9" x 9'7")

A large double-glazed window to the rear aspect provides plenty of natural light. The room features a central heating radiator and laminate flooring.



Bedroom Three

2.88m x 2.13m (9'5" x 6'11")

A large double-glazed window to the front aspect provides excellent natural light. The room includes a built-in storage cupboard/wardrobe, central heating radiator, and laminate flooring.



Family Shower Room

2.20m x 1.81m (7'2" x 5'11")

A uPVC double-glazed window to the rear aspect provides natural light. The bathroom is fitted with a WC, pedestal wash basin, and a shower cubicle with a mains-fed shower. There are part tiled walls, a central heating radiator, and practical vinyl flooring.



Externally

To the front:

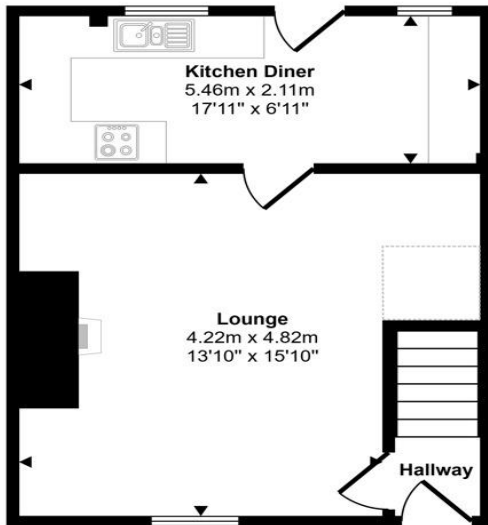
A low-maintenance garden enclosed by railings, with a paved pathway leading to the entrance and a gate giving access to the pedestrian path.

To the rear:

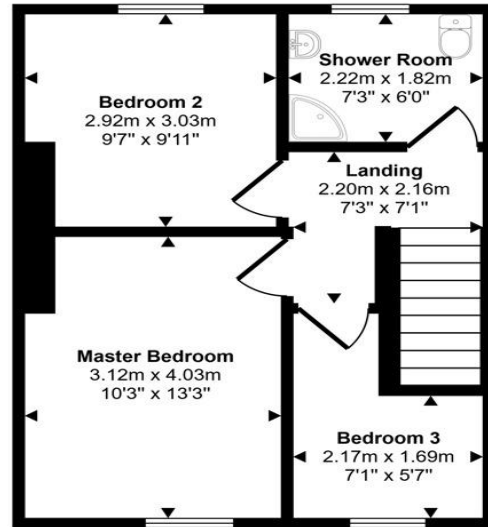
A low-maintenance, gated yard providing off-street parking.



Approx Gross Internal Area
77 sq m / 829 sq ft



Ground Floor
Approx 39 sq m / 415 sq ft



First Floor
Approx 38 sq m / 414 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wylam Street, Stanley, Durham, DH9 6EY

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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