

3 bed terraced house to rent in

Gullane Close, Stanley, Durham, DH9 6UR

£850 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- AVAILABLE FROM 1ST NOVEMEBR
- Optional Furnished or Unfurnished
- End of Terrace
- Three Bedrooms
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- 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 are delighted to present this well-maintained three-bedroom end terrace property situated on Gullane Close, Stanley, County Durham to rent on either a furnished or unfurnished basis. Offering spacious accommodation throughout, this ideal family home benefits from a modern kitchen/diner, generous rear garden with decking, separate garage, and excellent access to local amenities, schools and transport links.

The accommodation briefly comprises an entrance porch, spacious lounge and fitted kitchen/diner to the ground floor. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a lawned front garden with gated side access, while to the rear is a fully enclosed garden with a large decked patio, paved areas.

Gullane Close is situated within a popular residential development in Stanley, County Durham. The property is conveniently positioned for a range of local amenities including supermarkets, shops, schools, healthcare facilities and leisure amenities. Stanley town centre is just a short distance away, while excellent road links provide easy access to Consett, Chester-le-Street, Durham City and Newcastle upon Tyne. Regular bus services also operate throughout the area, making this an ideal location for 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: £923.08

Rent: £850 pcm

Property Type: Terraced 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

Porch

1.57m x 1.46m (5'1" x 4'9")

UPVC fully glazed entrance door, double glazed windows and laminate flooring, providing access into the property.



Lounge

4.42m x 4.45m (14'6" x 14'7")

Double glazed bay window to the front aspect, stairs leading to the first floor, electric fire with feature surround, GCH radiator and laminate flooring.



Kitchen / Diner

4.40m x 3.51m (14'5" x 11'6")

Double glazed rear aspect with UPVC door leading to the rear garden. Fitted with a range of wall and base units with roll top work surfaces incorporating a 1.5 inset ceramic sink with mixer tap and drainer. Integrated electric oven, four ring gas hob with extractor hood, integrated microwave, plumbing for washing machine and space for a fridge freezer. Built-in storage cupboard housing the combi boiler, recessed lighting, tiled splashbacks, GCH radiator, laminate flooring and part glazed door leading to the lounge.



First Floor Landing

Built-in storage cupboard and carpet flooring.

Bedroom One

Double glazed rear aspect, GCH radiator and carpet flooring.



Bedroom Two

3.29m x 2.49m (10'9" x 8'2")

Double glazed front aspect, GCH radiator, carpet flooring and loft access.



Bedroom Three

2.34m x 2.37m (7'8" x 7'9")

Double glazed front aspect, GCH radiator and carpet flooring.



Family Bathroom

1.83m x 1.68m (6'0" x 5'6")

Double glazed rear aspect. Fitted with a white suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower over. Part tiled walls, vinyl flooring, GCH towel radiator and extractor.



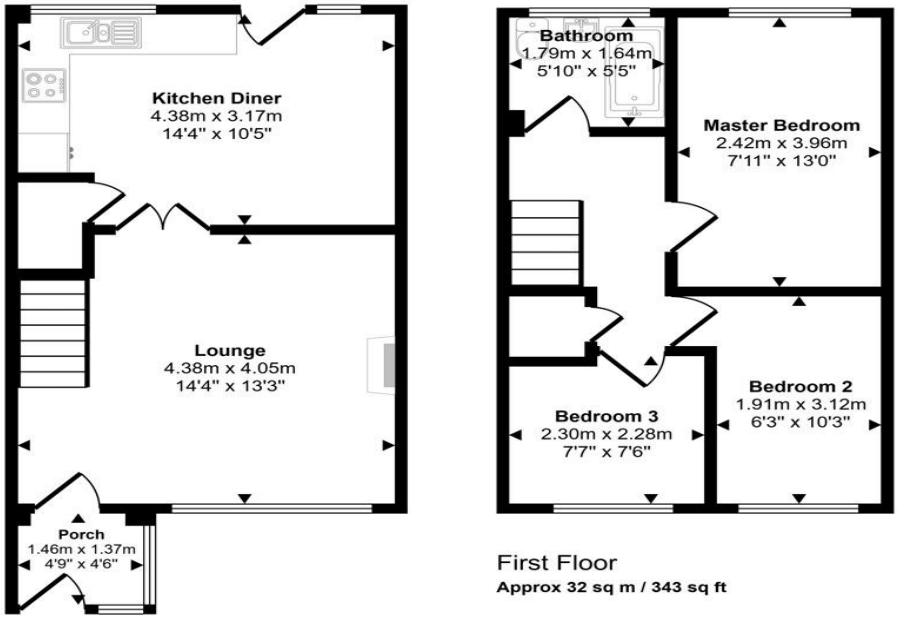
Externally

To the front: Lawned front garden with paved pathway leading to the entrance and gated side access to the rear garden.

To the rear: Enclosed rear garden with a large decked patio, paved pathways, external water supply, external lighting, power sockets and gated side access to the rear lane.



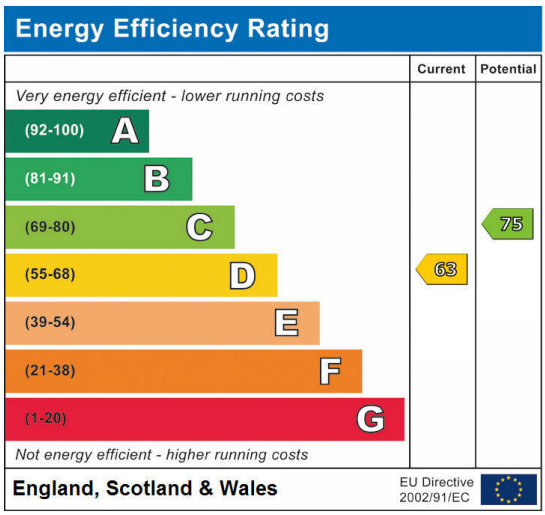
Approx Gross Internal Area
66 sq m / 714 sq ft



First Floor
Approx 32 sq m / 343 sq ft

Ground Floor
Approx 34 sq m / 371 sq ft

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.



Gullane Close, Stanley, Durham, DH9 6UR

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

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