



2 bed terraced house to rent in

Orwell Gardens, Stanley, Stanley, Durham,
DH9 6QA

£650 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Two bedroom end link property
- ✓ Cloakroom/W.C and bathroom
- ✓ Gas Central Heating & Double
- ✓ Front and rear gardens with
- ✓ 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: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this two bedroom end link terraced house with front and rear gardens and allocated parking, situated in Stanley. The property is available now and is offered unfurnished.

Upon entering, the hallway leads to a cloakroom/W.C. and provides access to the main reception room. The lounge features double glazed French doors opening onto the rear garden, creating a bright and inviting space. The kitchen is fitted with wall and base units, integrated electric oven, gas hob with extractor, and offers space for a washing machine. There is also a wall mounted boiler and a double glazed front aspect window.

Upstairs, the landing gives access to two well-proportioned bedrooms, one with a built-in cupboard, and a bathroom fitted with a white three piece suite including a panelled bath with shower over. The property benefits from gas central heating and double glazing throughout.

Externally, the front garden is mainly laid to lawn with a paved area and shrub borders, while the rear garden offers a lawn and patio area with fenced boundaries and gate access. The property is in council tax band A and EPC rating: 77.

Located close to local shops and schools and is within walking distance into Stanley town centre with its shops, bars, cafes, schools and bus station.

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: £812.50

Rent: £650 pcm

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Year built: 2000

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

External Front



Entrance Hall

Double glazed entrance door, laminate flooring, single radiator, stairs to the first floor.

Cloakroom/W.C.

Low level w.c. wash hand basin, extractor fan, single radiator.

Lounge

4.40m x 3.10m (14'5" x 10'2")

Double glazed rear aspect French doors leading into the rear garden

Kitchen

3.50m x 2.30m (11'5" x 7'6")

Fitted wall and base units incorporating counter worktops with a single drainer sink unit, built in electric oven, gas hob with extractor hood over, space for a washing machine, tiled floor, partly tiled walls, wall mounted boiler, single radiator, double glazed front aspect window.

First floor landing

Access to roof space, single radiator.

Bedroom One

4.40m x 2.60m (14'5" x 8'6")

Double glazed rear aspect window, double radiator.

Bedroom Two

4.40m x 2.30m (14'5" x 7'6")

Double glazed front aspect windows, built in cupboard.

Bathroom

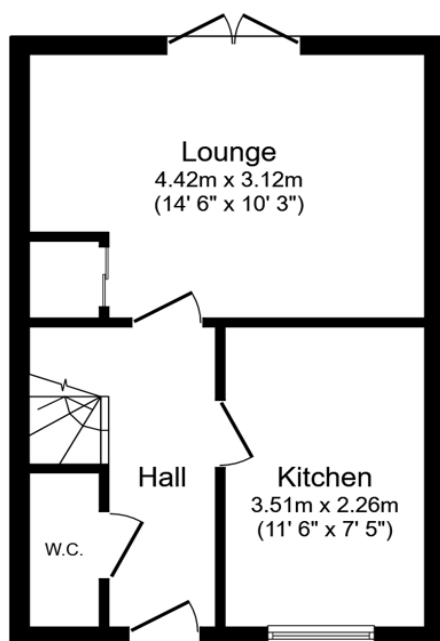
White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, extractor fan, heated towel rail, double glazed side aspect window.

Front garden

Laid mainly to lawn, paved area, shrub borders and fenced boundaries.

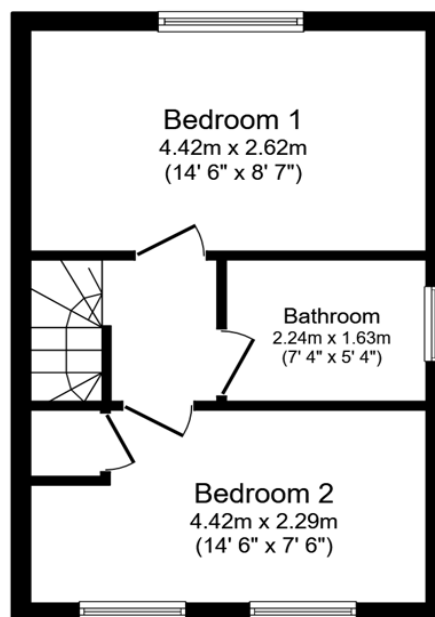
Rear garden

Laid mainly to lawn, paved patio area, fenced boundaries with gate access.



Ground Floor

Floor area 30.0 sq.m. (322 sq.ft.)

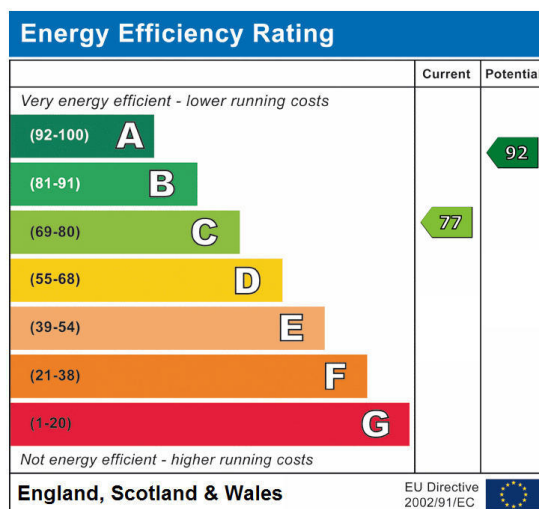


First Floor

Floor area 30.0 sq.m. (322 sq.ft.)

TOTAL: 59.9 sq.m. (645 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Orwell Gardens, Stanley, Stanley, Durham, DH9 6QA

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

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