2 bed semi-detached house to rent in DH9

Stanleyburn View, New Kyo, Stanley, Durham, DH9 7GB

£675 pcm

x 2 x 1 x 1

Off Street parking

Furnished

Property features

- Two Bedroom End Terrace
- Lounge with French Doors to Rear Garden
- Ground Floor WC and Useful
- Enclosed Rear Garden with Decked Patio
- 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 Aitchison-Hughes
Branch Manager
Stanley

01207 236333
stanley@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents Stanley are delighted to welcome to the rental market this well-presented two-bedroom end terraced property, situated on Stanleyburn View in the residential area of New Kyo, Stanley.

Offering well-proportioned accommodation throughout, this property would make an ideal home for couples, small families or professionals looking for a conveniently located property with modern living accommodation and enclosed gardens.

The accommodation briefly comprises an entrance hallway with useful understairs storage, a spacious kitchen/diner fitted with a range of wall and base units, a lounge with French doors providing access to the rear garden, and a ground floor WC.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage, together with a family bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from a lawned front garden with gated access and a pathway leading to the entrance. To the rear is an enclosed garden featuring a lawned area, decked patio, stone borders and external storage, with gated access to the rear lane.

Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to appreciate the accommodation on offer. Contact Pattinson Estate Agents Stanley to arrange your viewing.

Stanleyburn View is situated within the residential area of New Kyo, on the outskirts of Stanley town centre. The location offers convenient access to a range of local amenities, including shops, schools and everyday services, with a wider selection of supermarkets, retail outlets and leisure facilities available in nearby Stanley.

The property is well positioned for access to the surrounding areas of Annfield Plain, Chester-le-Street and Consett, with road links providing connections towards Durham, Newcastle upon Tyne and the wider North East. Local bus services also provide transport links to neighbouring towns and villages.

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: £778.85

Rent: £675 pcm

Property Type: Semi-detached house

USPs: Furnished, Allows smokers

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: 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

4.72m x 1.82m (15'5" x 5'11")

Accessed via a wooden entrance door, the hallway features laminate flooring, a central heating radiator and stairs leading to the first floor. There is also useful understairs storage and access to the ground floor WC.

WC

0.81m x 1.59m (2'7" x 5'2")

Convenient ground floor WC fitted with a wall-mounted wash hand basin, central heating radiator and laminate flooring.

Lounge

3.83m x 4.25m (12'6" x 13'11")

A spacious reception room featuring laminate flooring, a central heating radiator and double glazed French doors opening directly onto the rear garden, providing natural light and access to the outdoor space.

Kitchen

3.00m x 1.91m (9'10" x 6'3")

A well-proportioned kitchen fitted with a range of wall and base units, roll-top work surfaces and an inset stainless steel sink with mixer tap and drainer. Integrated electric oven, four-ring gas hob and extractor hood, together with plumbing for a washing machine and space for a freestanding fridge/freezer. Further features include tiled splashbacks, vinyl flooring, a central heating radiator and a wall-mounted combi boiler. Double glazed window to the front aspect.

First Floor Landing

1.82m x 1.80m (5'11" x 5'10")

Carpeted landing providing access to both bedrooms and the family bathroom, with built-in storage and loft access.

Bedroom One

3.39m x 3.85m (11'1" x 12'7")

A well-proportioned double bedroom featuring a double glazed window to the front aspect, central heating radiator, built-in storage and carpeted flooring.

Bedroom Two

1.93m x 3.83m (6'3" x 12'6")

A further bedroom with a double glazed window overlooking the rear garden, central heating radiator and carpeted flooring.

Family Bathroom

1.79m x 1.93m (5'10" x 6'3")

Fitted with a white suite comprising a panelled bath with mains-fed shower over, pedestal wash hand basin and low-level WC. Further features include partially tiled walls, vinyl flooring, extractor fan, central heating radiator and chrome heated towel rail. Double glazed window to the rear aspect.

Externally

Front Garden
A small lawned front garden with gated access and a pathway leading to the main entrance. Side access provides a connection towards the rear garden.

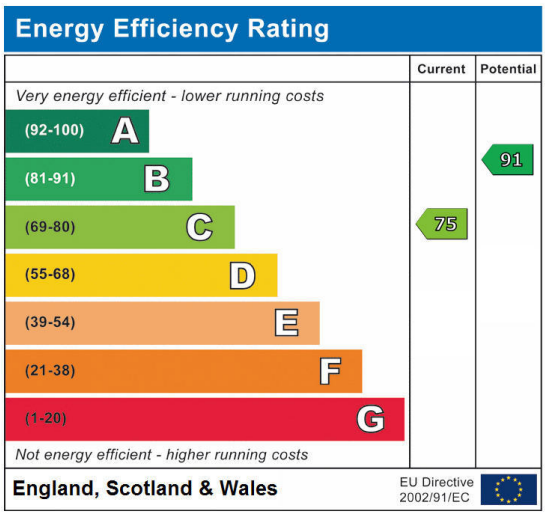
Rear Garden
An enclosed rear garden featuring a small lawned area, decked patio providing space for outdoor seating, and stone borders. The garden also benefits from external storage and gated access to the rear lane.

Approx Gross Internal Area
55 sq m / 595 sq ft

Ground Floor
Approx 28 sq m / 298 sq ft

First Floor
Approx 28 sq m / 298 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.



Stanleyburn View, New Kyo, Stanley, Durham, DH9 7GB

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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