

2 bed terraced house to rent in

Gray Terrace, Oxhill, Stanley, Durham, DH9 7LB

£595 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two double bedrooms
- Open views
- Newly refurbished
- Sun room
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Electric
- 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

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents Stanley are delighted to welcome TO RENT this beautiful, newly refurbished, two-bedroom home in Gray Terrace, Oxhill.

This charming property features a spacious living room with an electric fireplace, a modern kitchen/dining area with ample storage, and a sunroom that is a perfect sun-trap in the summer.

Upstairs, there are two well-sized bedrooms and a tiled wet room with an electric shower. The property also offers a lovely front aspect with open countryside views and a rear garden.

The property benefits from a new, state of the art electric heating system with individual timers and thermostats on each radiator.

Nestled in the village of Oxhill, this home enjoys the best of both worlds — tranquil village charm with immediate access to vital transport links. The nearby A693 runs through the heart of the region and quickly connects you to the A1(M) — putting Durham just 10 miles away, Newcastle around 12 miles, and Chester-le-Street in under 6 miles. With Stanley town centre also close by, you'll find local shops, pubs and services right at hand, yet great road access for commuting or leisure.

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

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: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

Entrance Hallway

Accessed via a part-glazed UPVC front door, the entrance hallway featuring carpeted flooring, offers a welcoming first impression, it provides access to the living room and a staircase leading to the first floor.

Living Room

5.26m x 4.39m (17'3" x 14'4")

A bright and inviting space featuring a double-glazed UPVC window to the front aspect, offering open countryside views. Includes a feature electric fireplace and an electric radiator. Finished with carpeted flooring and access through to the kitchen.



Kitchen Diner

5.24m x 2.14m (17'2" x 7'0")

Fitted with a range of wall and base units complemented by oak-effect worktops and a single bowl stainless steel sink. There is a freestanding fridge and freezer, a washing machine, and an integrated electric hob and oven. The room benefits from two double-glazed windows to the rear aspect, providing plenty of natural light, with carpeted flooring to the dining area and practical vinyl flooring to the kitchen space. Electric Radiator, door leading to the sunroom.



Sun Room

2.29m x 2.12m (7'6" x 6'11")

Featuring double-glazed windows to the rear aspect and a UPVC door providing access to the garden. This space is a delightful sun-trap during the summer months, ideal for relaxing or entertaining. Electric radiator, finished with vinyl flooring.



First Floor Landing

Provides access to the loft via hatch and doors leading to both bedrooms and the wet room. Finished with carpeted flooring.

Bedroom 1

4.64m x 4.06m (15'2" x 13'3")

A spacious double bedroom featuring a double-glazed UPVC window to the front aspect, offering stunning open countryside views. Includes built-in wardrobes and a storage cupboard for added storage. Fitted with an electric radiator and carpeted flooring throughout.



Bedroom 2

2.80m x 2.80m (9'2" x 9'2")

A bright and airy room with a UPVC double-glazed window to the rear aspect, allowing for plenty of natural light. Electric radiator, finished with carpeted flooring.



Wet Room

2.25m x 1.77m (7'4" x 5'9")

Featuring a double-glazed UPVC window to the rear aspect, this wet room includes a W/C, wash basin, and a shower area with an electric shower and shower rail. The walls are fully tiled for a clean, modern look, and the floor is finished with practical vinyl. Chrome electric towel radiator. Additionally, there is a storage cupboard housing the hot water tank.



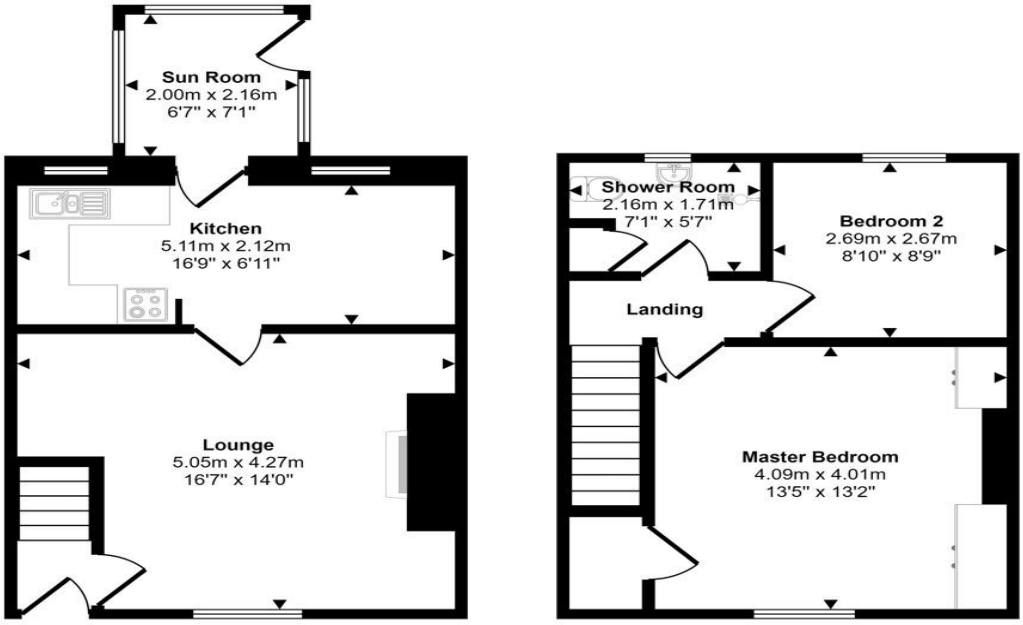
Externally

To the front:
Low maintenance front garden with planted borders.

To the rear:
Low maintenance rear garden with shed and gated access to the rear lane.



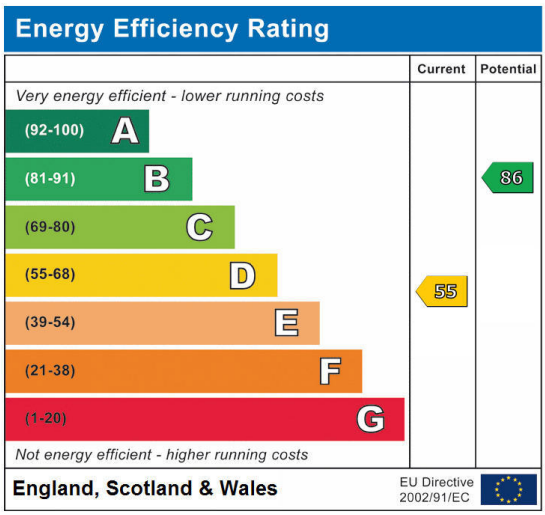
Approx Gross Internal Area
74 sq m / 794 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 35 sq m / 372 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.



Gray Terrace, Oxhill, Stanley, Durham, DH9 7LB

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

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