3 bed end of terrace house to rent in DH9

Owen Terrace, Tantobie, Stanley, Durham, DH9 9TP

£775 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- Available 18/12/26
- End-terrace house arranged over two floors
- Three first-floor bedrooms
- Enclosed front garden and private rear courtyard
- 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
stanley@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents Stanley are delighted to welcome to the market this three-bedroom end-terrace house is situated on Owen Terrace, Tantobie, DH9 9TP. The property offers accommodation arranged over two floors. The property is suitable for a range of tenants seeking a residential location with enclosed external space to both the front and rear.

The accommodation briefly comprises an entrance hallway with storage, a front-facing lounge, and a kitchen/diner with access to the rear courtyard. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed front garden and a private rear courtyard.

Owen Terrace is located in Tantobie, offering access to local amenities and road links within the surrounding area. The location provides a residential setting with nearby routes connecting to neighbouring villages and towns.

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: £894.23

Rent: £775 pcm

Property Type: End of terrace 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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

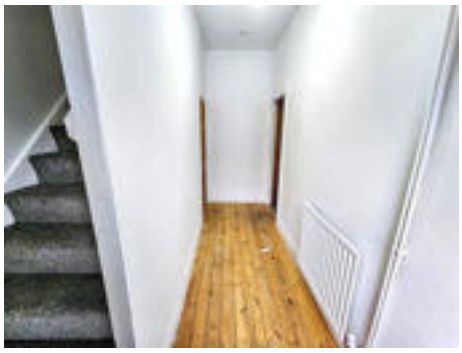
Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

Entrance / Hallway

Accessed via a part-glazed UPVC entrance door. The hallway features hardwood flooring, a gas central heating radiator, and staircase access to the first floor. An under-stair cupboard provides additional storage.



Lounge

3.96m x 3.80m (12'11" x 12'5")

Front-facing reception room with double glazed window, gas central heating radiator, carpeted flooring, and a feature surround. An archway provides access to the kitchen/diner.

Kitchen /Diner

4.96m x 3.01m (16'3" x 9'10")

Rear-facing with double glazed window and UPVC door leading to the rear courtyard. Fitted with wall and base units, roll-top work surfaces, stainless steel sink with mixer tap and drainer, and tiled splashbacks. Appliances include an integrated electric oven, four-ring electric hob, and extractor. There is plumbing for a washing machine, space for a fridge/freezer, built-in storage, gas central heating radiator, and LVT flooring.

First Floor Landing

With staircase access, carpeted flooring, and loft access.

Bedroom One

4.36m x 3.05m (14'3" x 10'0")

Front-facing double bedroom with double glazed window, gas central heating radiator, built-in storage, and carpeted flooring.

Bedroom Two

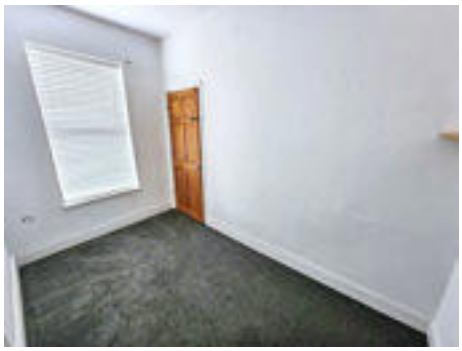
3.51m x 2.50m (11'6" x 8'2")

Rear-facing bedroom with double glazed window, gas central heating radiator, and carpeted flooring.

Bedroom Three

3.37m x 1.97m (11'0" x 6'5")

Front-facing bedroom with double glazed window, gas central heating radiator, built-in storage, and carpeted flooring.



Family Bathroom

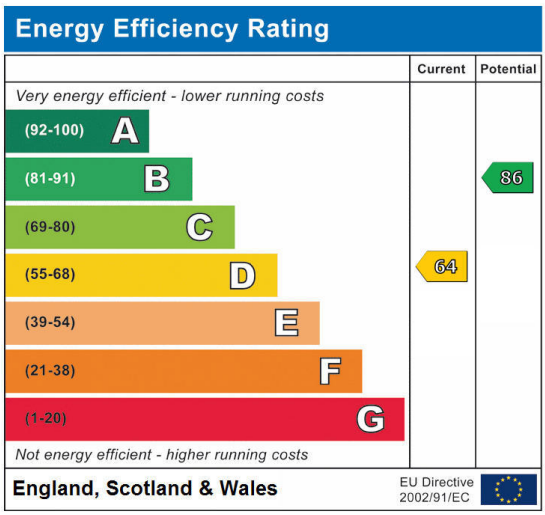
2.46m x 1.93m (8'0" x 6'3")

Rear-facing with double glazed window. Fitted with a white suite comprising WC, pedestal wash hand basin, and bath with mains-fed shower over. Additional features include tiled walls, LVT flooring, built-in storage, and towel rail. The boiler is housed within a built-in cupboard.

External

Front
Enclosed and walled garden with gated access. The area is gravelled with a paved pathway leading to the entrance door.

Rear
Private, enclosed courtyard with walled boundaries, paved surface, and gated access.



Owen Terrace, Tantobie, Stanley, Durham, DH9 9TP

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

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