



3 bed terraced house to rent in

Standerton Terrace, Craghead, Stanley,
Durham, DH9 6DD

£650 pcm

 x3  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Available Immediately
- ✓ Extended 3 bedroom terraced
- ✓ Master bedroom with dressing room & en suite
- ✓ Rear yard with gated off street
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to the rental market this extended three bedroom terraced house situated on Standerton Terrace, Craghead, Stanley, Durham, DH9 6DD. The property offers spacious accommodation throughout and benefits from gas central heating and full uPVC double glazing. The property would suit a range of tenants seeking well-proportioned accommodation within close proximity to local amenities and transport links.

The accommodation briefly comprises: entrance hallway, living room, dining room, large kitchen, family bathroom, landing, and three bedrooms, with the master bedroom benefiting from a dressing room and en suite facilities. Externally, there is an enclosed low maintenance yard to the rear.

Craghead is located within easy reach of Stanley town centre where a range of shops, schools, and leisure facilities are available. There are also transport links providing access to surrounding areas including Chester-le-Street, Durham, and Newcastle.

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: £675.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Off 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, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Entrance hallway leading to the living accommodation with built in storage space.

Living Room

4.29m x 3.68m (14'0" x 12'0")

Double glazed window, central heating radiator, laminate flooring, electric fire with surround, opening into the dining room.



Dining Room

5.49m x 3.48m (18'0" x 11'5")

Double glazed window, gas central heating radiator, laminate flooring.



Kitchen

4.27m x 1.85m (14'0" x 6'0")

Comprising of a range of wall and base units with work surfaces, sink unit, space for washing machine, space for a gas cooker and double glazed rear aspect windows overlooking the enclosed yard.



Bedroom One

4.60m x 2.69m (15'1" x 8'9")

Master bedroom with double glazed window, radiator, built in storage, dressing room, and access to en suite.



Dressing Room

1.87m x 2.14m (6'1" x 7'0")

Double glazed window, combi boiler, carpeted flooring.



Ensuite

2.27m x 1.78m (7'5" x 5'10")

Comprising WC, wash hand basin, and shower enclosure with mains shower. Double glazed window.



Bedroom Two

4.39m x 3.10m (14'4" x 10'2")

Double glazed window, carpeted flooring and radiator.



Bedroom Three

3.10m x 1.98m (10'2" x 6'5")

Double glazed window, carpeted flooring and radiator.



Bathroom

1.70m x 1.70m (5'6" x 5'6")

Suite comprising low level WC, wash hand basin, bath with overhead electric shower, and tiled splashback surrounds.



Externally

To the rear of the property there is an enclosed low maintenance block paved yard with gated access, providing off street parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Standerton Terrace, Craghead, Stanley, Durham, DH9 6DD

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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