2 bed semi-detached house to rent in DH9

Whinside, Stanley, Durham, DH9 8AU

£725 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two Bedroom End of Terrace
- Spacious Lounge With Dual Aspect Windows
- New Bathroom
- New Flooring Throughout
- 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 well-proportioned two-bedroom end terraced property, situated in the established residential area of Whinside, Stanley.

Offering practical living accommodation across two floors, this property would make an ideal purchase for first-time buyers, small families or investors looking to expand their property portfolio.

The ground floor accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a spacious lounge benefiting from windows to both the front and rear aspects, allowing plenty of natural light into the room, and a fitted kitchen offering a range of wall and base units, integrated cooking appliances and direct access to the rear garden.

To the first floor, the property offers two bedrooms, with the principal bedroom benefiting from built-in storage, alongside a family bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from a private lawned garden to the front with gated access and a pathway leading to the entrance. To the rear is an enclosed courtyard-style garden with gated access to the rear lane, external storage, lighting and an outside water supply.

Further benefits include gas central heating via a combination boiler and double glazing.

Early viewing is recommended to appreciate the accommodation and potential this property has to offer. Contact Pattinson Estate Agents Stanley to arrange your viewing.

Whinside is situated within the Stanley area of County Durham, offering convenient access to a range of everyday amenities and facilities. Stanley town centre is within easy reach and provides a selection of supermarkets, independent shops, cafés, restaurants and other essential services.

The surrounding area offers access to local primary and secondary schools, healthcare facilities and recreational amenities, including parks and countryside walks.

The property is also well positioned for access to the wider North East, with road connections towards Chester-le-Street, Consett, Durham and Newcastle upon Tyne. Regular public transport services operate throughout the Stanley area, providing connections to neighbouring towns and surrounding communities.

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: £836.54

Rent: £725 pcm

Property Type: Semi-detached house

USPs: Garden, Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay 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), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

2.80m x 2.01m (9'2" x 6'7")

Accessed via a partially glazed UPVC entrance door, the hallway features carpeted flooring, a gas central heating radiator and stairs leading to the first floor.

Lounge

2.80m x 6.05m (9'2" x 19'10")

A spacious reception room benefiting from double glazed windows to both the front and rear aspects, providing natural light throughout. Featuring carpeted flooring and a gas central heating radiator.

Kitchen

3.46m x 2.50m (11'4" x 8'2")

Fitted with a range of wall and base units complemented by roll-top work surfaces, tiled splashbacks and an inset stainless steel sink with taps and drainer. Cooking facilities include an integrated electric oven, four-ring electric hob and extractor hood.

Additional features include plumbing for a washing machine, space for a freestanding fridge freezer and built-in storage housing the combination boiler. Finished with vinyl flooring, a double glazed window overlooking the rear garden and a partially glazed UPVC door providing external access.

First Floor Landing

2.05m x 2.32m (6'8" x 7'7")

Carpeted landing providing access to both bedrooms and the family bathroom, with additional access to the loft space.

Bedroom One

5.43m x 2.77m (17'9" x 9'1")

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

Bedroom Two

3.31m x 3.19m (10'10" x 10'5")

A second bedroom with a double glazed window overlooking the rear aspect, gas central heating radiator and carpeted flooring.

Family Bathroom

2.02m x 1.73m (6'7" x 5'8")

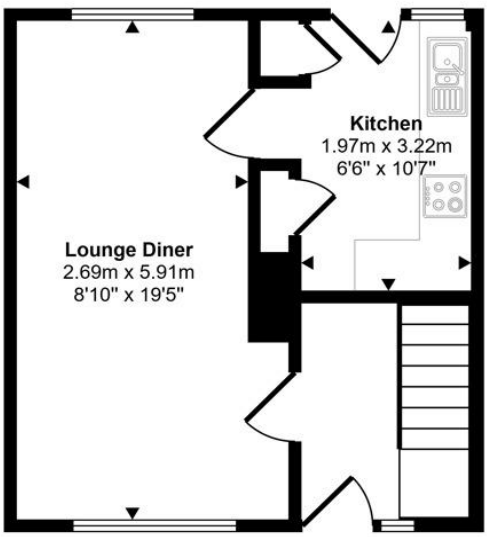
Fitted with a white suite comprising a panelled bath with mains-fed shower and handheld attachment, pedestal wash hand basin and low-level WC. Additional features include tiled walls, a gas central heating radiator and a double glazed window to the rear aspect.

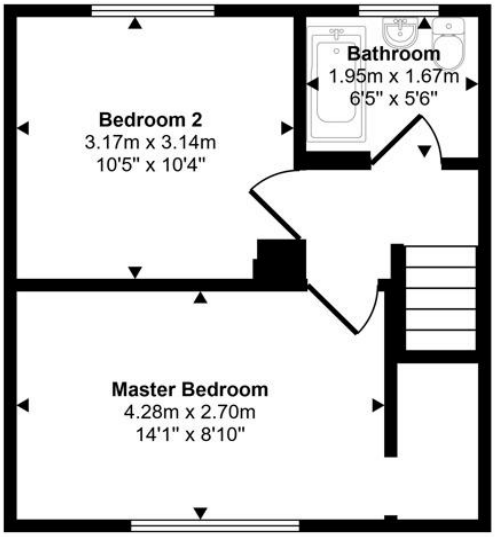
Externally

Front Garden
The property benefits from a private lawned front garden with gated access and a pathway leading to the main entrance. Additional access is available to the side of the property.

Rear Garden
To the rear is a courtyard-style garden featuring a pathway, gated access to the rear lane and access to the side of the property. Additional features include external storage, outside lighting and an external water supply.

Approx Gross Internal Area
63 sq m / 679 sq ft

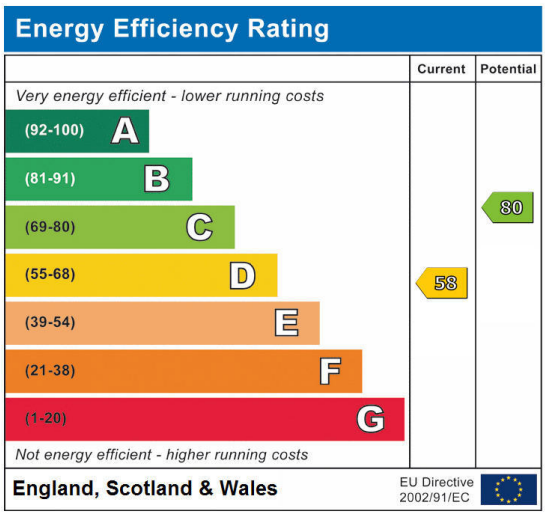




Ground Floor
Approx 31 sq m / 336 sq ft

First Floor
Approx 32 sq m / 342 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.



Whinside, Stanley, Durham, DH9 8AU

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

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