3 bed terraced house to rent in

Albert Street, Grange Villa, Chester Le Street, Durham, DH2 3LS

£650 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- Available Immediately
- Two/Three Bedroom Mid-Terraced Property
- Newly refurbished
- Spacious Kitchen/Diner
- 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 are delighted to welcome to the rental market this fully refurbished, well-presented and spacious mid-terraced property, situated on Albert Street in the popular residential village of Grange Villa, Chester Le Street.

Offering versatile accommodation across two floors, this property would make an ideal home for couples, small families or professionals seeking a conveniently located property with flexible living space.

The accommodation briefly comprises an entrance hallway, a comfortable lounge with French doors providing access to the rear courtyard, a fitted kitchen/diner and a useful utility area. To the first floor are two bedrooms, an additional room which could be utilised as a third bedroom, home office or dressing room, and a family bathroom fitted with a white suite.

Externally, the property benefits from a private, enclosed rear courtyard designed for low maintenance, with gated access to the rear lane.

Further benefits include gas central heating and double glazing.

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

Albert Street is situated within the established residential village of Grange Villa, conveniently positioned between Stanley and Chester Le Street. The surrounding area offers access to local shops, schools and everyday amenities, with a wider selection of shopping, leisure and recreational facilities available in the nearby town centres.

The property is well placed for access to the surrounding road network, including the A693 and A1(M), providing convenient connections to Durham, Newcastle upon Tyne and Gateshead. Local bus services also provide links to neighbouring towns and villages, making the location suitable for those commuting throughout the region.

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: £750.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows smokers

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, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance / Hallway

Accessed via a partially glazed UPVC entrance door, with carpeted flooring and staircase leading to the first-floor accommodation.

Lounge

4.54m x 4.43m (14'10" x 14'6")

A comfortable reception room featuring a double glazed window to the front aspect, gas central heating radiator, built-in storage cupboard and carpeted flooring.

Kitchen / Diner

4.50m x 2.50m (14'9" x 8'2")

Fitted with a range of wall and base units with roll-top work surfaces, incorporating an inset stainless steel sink and drainer. Cooking facilities include an electric oven, four-ring electric hob and extractor hood. Additional features include plumbing for a washing machine, double glazed window to the rear aspect and laminate flooring.

Study / Downstairs Bedroom 3

2.60m x 1.75m (8'6" x 5'8")

An additional versatile room featuring a double glazed window to the side aspect, electric radiator and carpeted flooring. Suitable for use as a third bedroom, home office or play room, depending on individual requirements.

Bedroom One

4.60m x 3.51m (15'1" x 11'6")

Double bedroom featuring a double glazed window to the front aspect, gas central heating radiator and carpeted flooring.

Bedroom Two

2.74m x 2.48m (8'11" x 8'1")

Bedroom featuring a double glazed window to the rear aspect, gas central heating radiator and carpeted flooring. The room also houses the combination boiler.

Family Bathroom

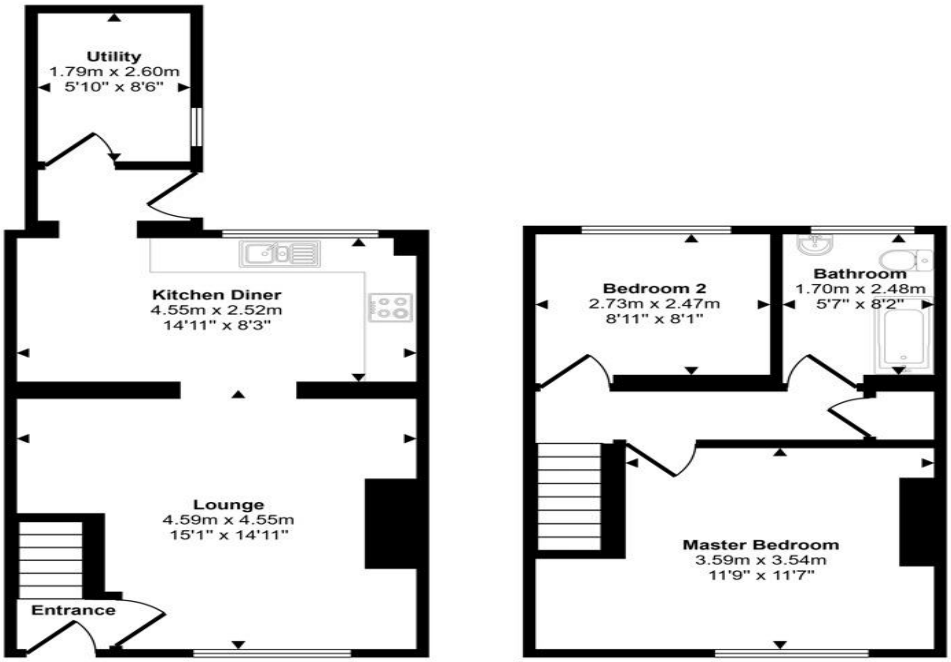
2.46m x 1.70m (8'0" x 5'6")

Fitted with a white three-piece suite comprising a panelled bath with electric shower over, wash hand basin set within a vanity unit and low-level WC. Additional features include wall cladding, laminate flooring, gas central heating radiator, chrome heated towel rail and double glazed window to the rear aspect.

Externally

To the rear of the property is a private, enclosed and walled courtyard, offering a low-maintenance outdoor space. A pathway provides access to a gate leading to the rear lane.

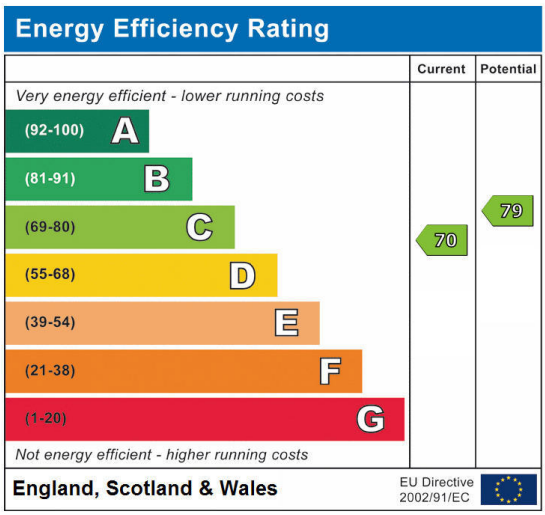
Approx Gross Internal Area
74 sq m / 797 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 34 sq m / 361 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.



Albert Street, Grange Villa, Chester Le Street, Durham, DH2 3LS

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.