



**david bailes**  
property professionals

**Whinside, Stanley, DH9 8AU**

- Well presented
- Mid Terrace House
- 3 Bedrooms
- Available furnished or unfurnished

**£475 pcm**  
EPC Rating D  
Holding Deposit £109  
Bond £475







## Property Description

Situated within walking distance of Stanley town centre we offer this well presented 3 bedroom mid terraced house available 6th July 2020. Briefly comprising hallway, kitchen/diner and lounge. To the first floor there is a landing, three bedrooms and a bathroom/WC. There are gardens to the front and rear. Benefiting from gas combi central heating and full uPVC double glazing. Energy rating D (68).

### HALLWAY

uPVC double glazed entrance door, staircase with turned newel post and spindles, under stair cupboard.

### KITCHEN/DINER

9' 11" x 18' 11" (3.03m x 5.79m) Fitted with an attractive range of Beech effect wall and base units with complimentary granite laminate effect work surfaces and tiled splashbacks. Integrated fan assisted electric oven/grill, halogen hob with concealed illuminated extractor unit over. Inset stainless steel single drainer sink with vegetable drainer and mixer tap, plumbed for automatic washer,



double panelled radiator, laminate flooring, uPVC double glazed windows and rear exit door.

#### LOUNGE

13' 0" x 12' 6" (3.97m x 3.83m) Inset flush fitting gas fire, inlay and hearth. uPVC double glazed window, double panelled radiator, picture rail, centre light rose, coving.

#### FIRST FLOOR

##### LANDING

Loft access hatch.

##### BEDROOM 1 (TO FRONT)

12' 10" x 10' 7" (3.93m x 3.24m) Double panelled radiator, uPVC double glazed window.

##### BEDROOM 2 (TO REAR)

10' 2" x 10' 4" (3.10m x 3.17m) Laminate flooring, double panelled radiator, uPVC double glazed window. Built in cupboards (one incorporating central heating boiler).

##### BEDROOM 3 (TO FRONT)

9' 8" x 8' 1" (2.97m x 2.48m) Double panelled radiator, uPVC double glazed window. Built in cupboard.

##### BATHROOM

5' 4" x 8' 4" (1.64m x 2.55m) White suite featuring panelled bath with electric shower over, curtain and rail. Pedestal wash basin, low level WC, part PVC panelled walls, tiled splashbacks, laminate flooring, double panelled radiator, uPVC double glazed window.

##### EXTERNAL

To front - small garden enclosed by timber fence. To the rear - small garden enclosed by timber fence, brick built outbuildings with power points and lighting.

##### HEATING

Central heating via gas combination boiler and radiators

##### GLAZING

Full uPVC double glazing installed.

##### ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.





## REFERENCES & CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application.

Successful Applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The Holding Deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an IVA on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent. (Example: Rent of £475 PCM x 12 = £5,700 x 2.5 = £14,250) This minimum income can be shared on a joint tenancy only.

Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent. (Example: Rent of £475 PCM x 12 = £5,700 x 3 = £17,100) (Or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming DSS, Universal Credit or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

## MOVE IN COSTS

1st Month's Rent: £475

Holding Deposit: £109 (deducted off 1st month's rent)

Bond: £475

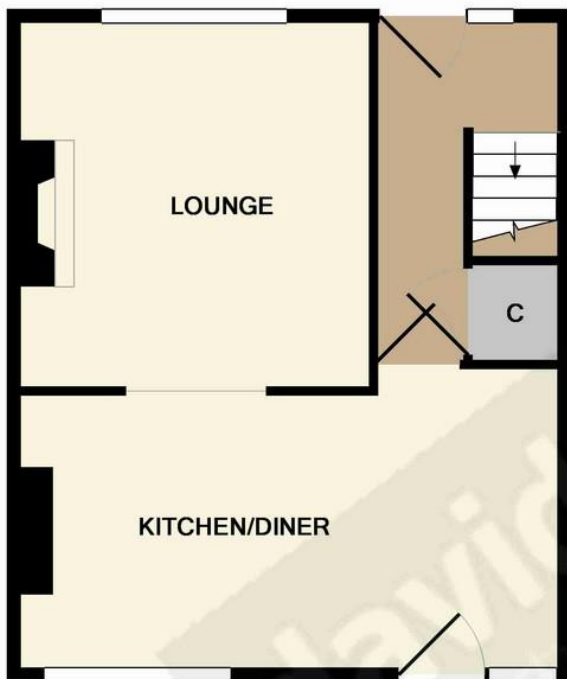
Total Move In Cost: £950

## AGENTS NOTE

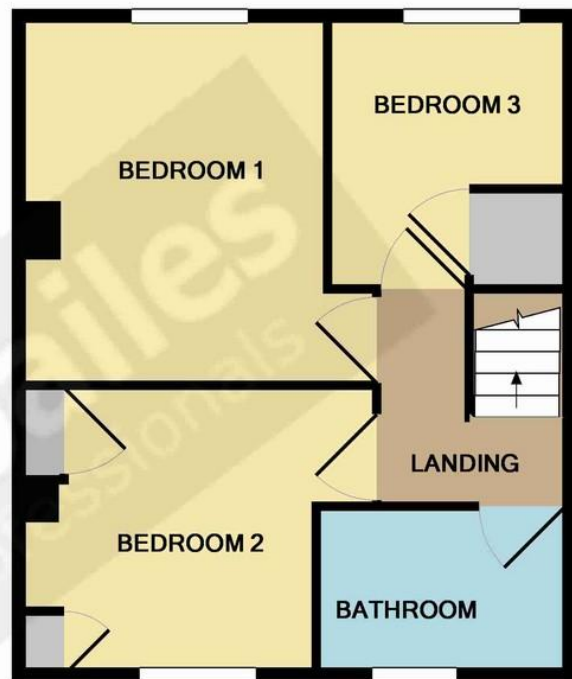
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The Owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

## VIEWINGS

If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.



GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.1 SQ.M.)

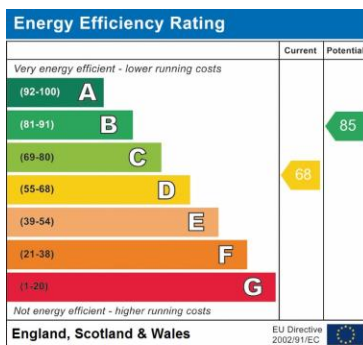


1ST FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)

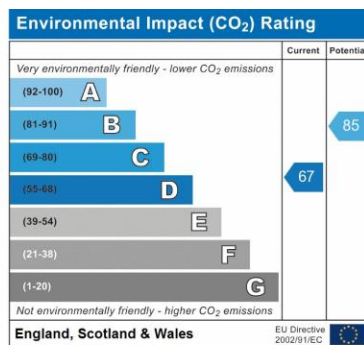
TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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