



david bailes
property professionals

Whinside,
, Stanley, DH9 8AT

- 3 Bedroom End Terrace
- Front Views Over Woodland
- Rear Yard With Storage Sheds
- Kitchen With Separate Dining Room

£460 pcm
EPC Rating D
Holding Deposit £106
Bond £460





Property Description

A 3 bedroom end terrace occupying a pleasant position, with open green garden space to the front overlooking woodland. The accommodation comprises a hallway, kitchen with slot in electric cooker, fridge and washing machine, separate dining room. To the first floor are three bedrooms, bathroom and separate WC. To the rear a lawn garden and brick built storage sheds. Warmed by Gas combi central heating, full uPVC double glazing and an EPC rating D.

HALLWAY

12' 3" x 6' 0" (3.75m x 1.85m) Composite double glazed entrance door, uPVC double glazed frosted window, staircase to the first floor with storage cupboard below. Central heating double radiator, room thermostat, telephone point, coving and doors leading to the lounge and kitchen.



LOUNGE

12' 11" x 12' 5" (3.96m x 3.81m) Feature fire surround with marble inlay and hearth, electric fire with remote control. uPVC double glazed window, central heating double radiator, TV aerial cable, coving and a telephone point.

KITCHEN

10' 7" x 7' 8" (3.23m x 2.35m) Fitted with high gloss wall and base units with contrasting laminate worktops and tiled splash-back. Slot in electric cooker, stainless steel circular sink with mixer tap, uPVC double glazed window, composite double glazed rear exit door and a door leading to the dining room. (Note: The washing machine and free standing fridge/freezer can be removed or included in the tenancy, but the landlord will not replace or repair these when required).



DINING ROOM

9' 11" x 11' 1" (3.04m x 3.38m) Feature wood fire surround with marble inlay and hearth with electric fire. uPVC double glazed window, telephone point, coving and a central heating double radiator.

FIRST FLOOR

Landing, loft access hatch, coving and doors leading to the bedrooms, bathroom and WC.



BEDROOM 1

12' 10" x 10' 7" (3.93m x 3.25m) Built-in storage cupboard with hanging rail and shelf. uPVC double glazed window, central heating single radiator, telephone point and coving.

BEDROOM 2

10' 1" x 10' 7" (3.08m x 3.23m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window and a central heating single radiator.

BEDROOM 3

9' 7" x 8' 2" (2.94m x 2.50m) Over-stair storage cupboard with shelving. uPVC double glazed window and a central heating single radiator.



BATHROOM

5' 6" x 5' 2" (1.70m x 1.60m) A white suite featuring a panelled bath with electric shower over, curtain and rail. Pedestal wash basin, fully tiled walls, uPVC double glazed window, central heating single radiator, wall mirror, cabinet and coving.

WC

5' 6" x 2' 7" (1.70m x 0.81m) WC, uPVC double glazed window and a central heating single radiator.



EXTERNAL

To Front - open plan lawn garden overlooking woodland. To Rear - Lawn garden, brick-built tool sheds enclosed by timber fence.

COSTS

Rent: £460 PCM

Bond: £460

Holding Deposit: £106

Minimum Tenancy Term: 6 Months

REFERENCE AND 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 £400 PCM x 12 = £4,800 x 2.5 = £12,000) This minimum income can be shared on a joint tenancy only.

Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming DSS, Universal Credit, 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.

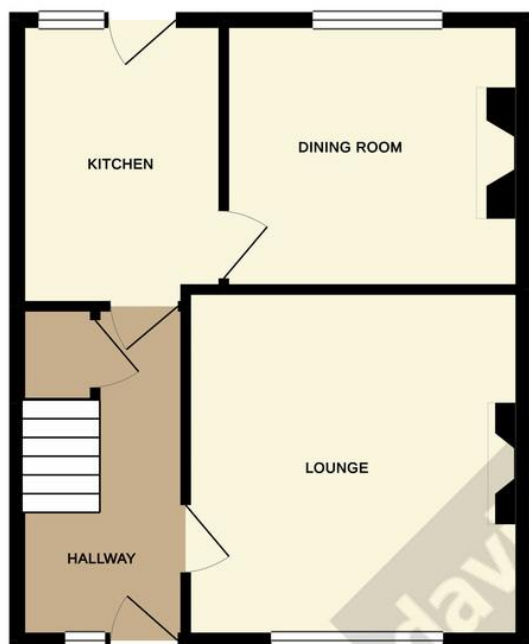
VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. 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

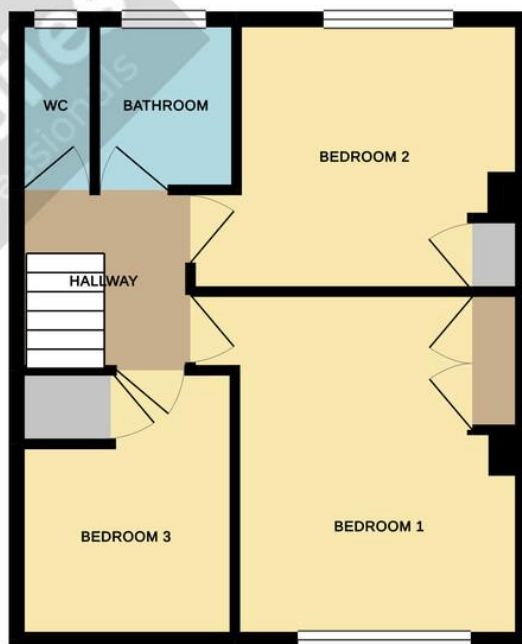


shown symptoms of the Covid-19 virus.

GROUND FLOOR 40.0 sq. m.
(430 sq. ft.)

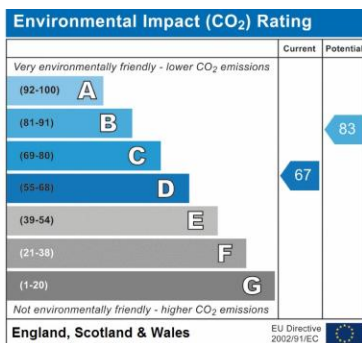
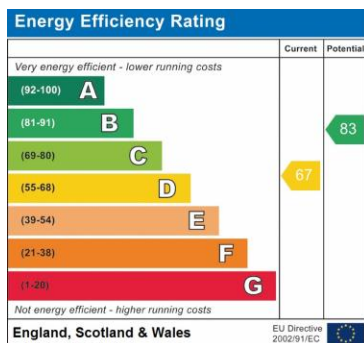


1ST FLOOR 40.0 sq. m.
(430 sq. ft.)



TOTAL FLOOR AREA : 79.9 sq. m. (860 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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