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property professionals

Northgate,
Annfield Plain, Stanley, DH9 7UY

- Fully refurbished mid terraced house
- 3 bedrooms
- Very well presented
- Close to town centre

£600 pcm
EPC Rating D (63)
Holding Deposit £138
Bond £692





Property Description

Fully refurbished, reconfigured three bedroom terraced house within the heart of Annfield Plain. Highlights include a new kitchen, bathroom, fully re-plastered walls and new carpets. The accommodation briefly comprises a lobby, hallway, lounge, separate dining room, kitchen, landing, three bedrooms and a bathroom. Garden to the front and self contained yard to the rear. New gas central heating, fully re-wired, full uPVC double glazing and an EPC rating of D (63). Virtual tour available.

LOBBY

uPVC entrance door with matching double glazed window above, moulded corncicing, tiled floor and a glazed door to the hallway.

HALLWAY

Archway with sculpted corbels, moulded corncicing, single radiator, hard-wired smoke alarm, stairs to the first floor and doors to the lounge and dining room.



LOUNGE

10' 2" x 13' 7" (3.10m x 4.15m) Electric fire, double radiator, TV aerial, uPVC double glazed window and moulded corning.

DINING ROOM

13' 3" x 13' 7" (4.06m x 4.15m) Under-stair storage cupboard with uPVC double glazed window, additional storage cupboard both with electrical sockets. Double radiator, uPVC double glazed window and a doorway leading to the kitchen.

KITCHEN

7' 7" x 6' 7" (2.32m x 2.03m) A brand new kitchen fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, electric hob with extractor unit over. Sink with mixer tap, plumbed for a washing machine, single radiator, uPVC double glazed window with matching rear exit door to the yard.



FIRST FLOOR

LANDING

Storage cupboard housing the new gas combi central heating boiler, uPVC double glazed window, telephone point, hard-wired smoke alarm, loft access hatch and doors leading to the bedrooms and bathroom.



BEDROOM 1 (TO THE REAR)

9' 10" x 11' 0" (3.01m x 3.36m) Single radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE FRONT)

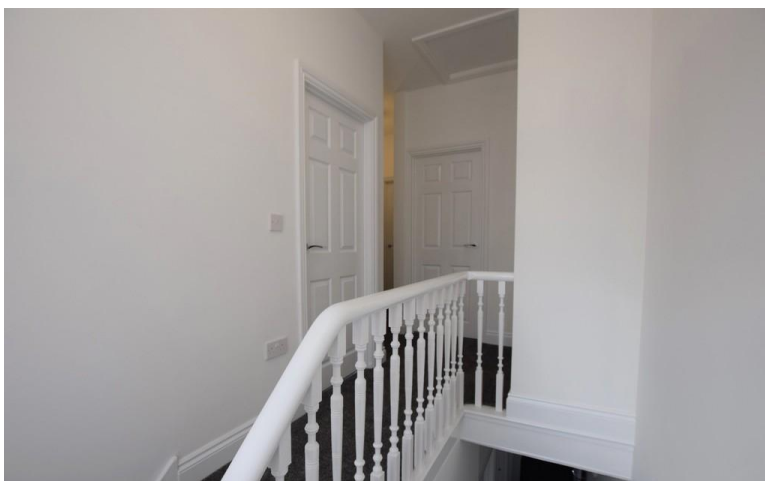
6' 6" x 10' 3" (2.00m x 3.13m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

10' 3" x 6' 5" (3.13m x 1.97m) uPVC double glazed window and a single radiator.

BATHROOM

6' 10" x 7' 6" (2.09m x 2.30m) A new white suite featuring a panelled bath with mains-fed shower over, pedestal wash basin, WC, tiled splash-backs, ceiling extractor fan and inset LED spotlights.



EXTERNAL

TO THE FRONT

Gravelled area enclosed by mature hedging.

TO THE REAR

Self-contained yard with a brick-built tool shed and a flower bed.



HEATING

Gas fired central heating via a new combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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.



COSTS

Rent: £600 PCM

Security Deposit: £692

Holding Deposit: £138

Minimum Tenancy Term: 12 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 £500 PCM x 12 = £6,000 x 2.5 = £15,000) This minimum income can be shared on a joint tenancy only.



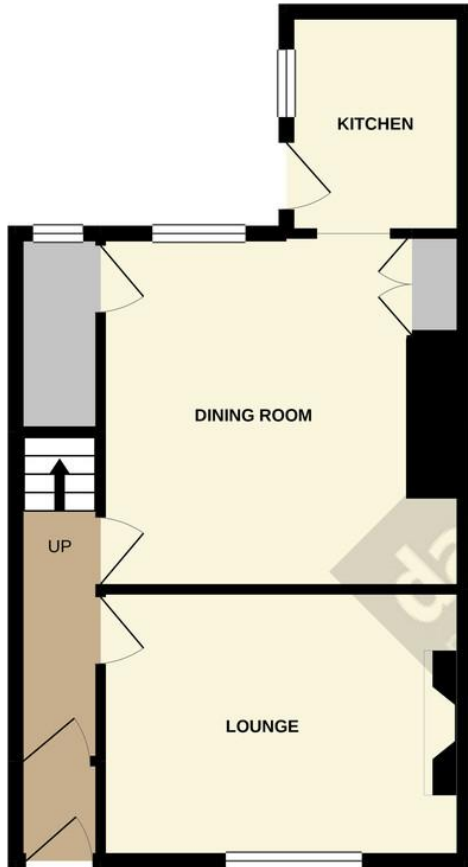
Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent. (Example: Rent of £500 PCM x 12 = £6,000 x 3 = £18,000) (or hold savings or pension(s) equal or more than this amount). Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your



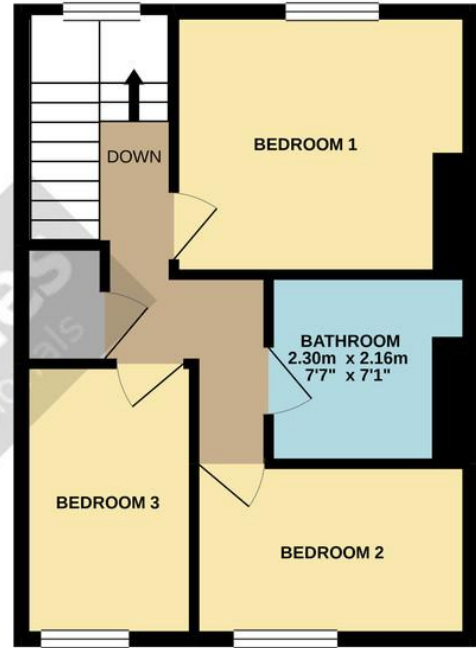
employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR
40.1 sq.m. (431 sq.ft.) approx.

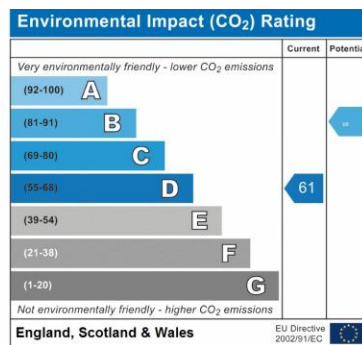
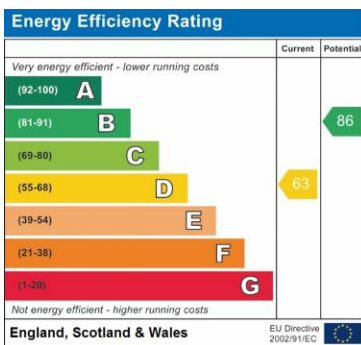


1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA : 75.7 sq.m. (815 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 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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