



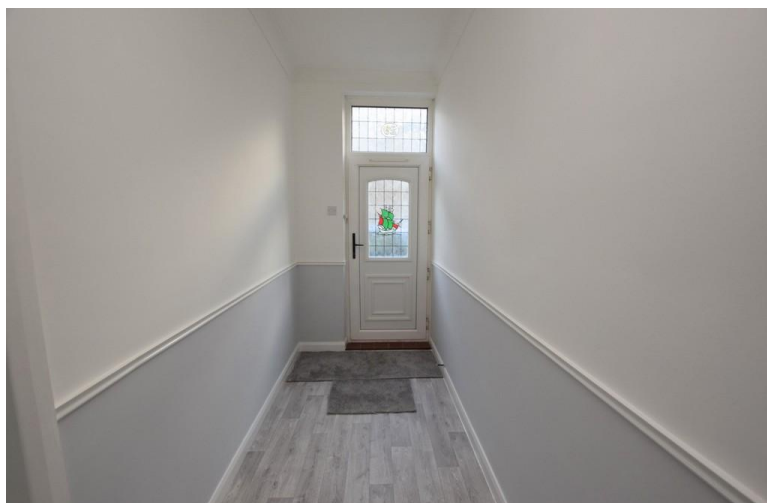
david bailes
property professionals

Coronation Terrace,
New Kyo, Stanley, DH9 7JP

- 3 Bedroom Mid Terrace
- Recently Refurbished
- Two Reception Rooms
- Modern New Fitted Kitchen

£525 pcm
EPC Rating D
Holding Deposit £121
Bond £525





Property Description

A recently modernised 3 bedroom mid terrace offering a deceptively spacious family home. The house benefits from a new fitted kitchen with integrated cooking appliance, new fitted bathroom suite, all new carpets and flooring, fully redecorated, warmed by a new gas combi boiler installed and full uPVC double glazing. Benefits from an enclosed rear yard with 2 outbuildings. EPC Rating D.

***** NO PETS AND NON SMOKERS *****

ENTRANCE HALLWAY

uPVC double glazed door open into a long hallway with a under stair storage cupboard.

LOUNGE

16' 0" x 11' 10" (4.89m x 3.63m) uPVC double glazed window, radiator, small Inglenook fireplace with built in shelving to both alcoves, coving to the ceiling.

DINING ROOM

16' 7" x 14' 1" (5.06m x 4.31m) uPVC double glazed window, radiator, built in base storage cupboard to the



alcove with a shelf, wall lighting, access door to the staircase.

KITCHEN

11' 5" x 7' 1" (3.50m x 2.18m) Fitted with a new modern range of wall and base units, complimentary work surfaces, tiled splash backs, integrated single oven, electric hob, extractor unit over, sink and drainer with mixer tap, plumbed space for a washing machine, vinyl flooring, PVC panel ceiling with strip lighting, radiator, uPVC double glazed window and door to the rear yard.

FIRST FLOOR

Landing, loft access.



BEDROOM 1

13' 1" x 11' 5" (4.01m x 3.48m) uPVC double glazed window, radiator, built in storage cupboards with hanging rails to both alcoves.

BEDROOM 2

11' 2" x 12' 2" (3.41m x 3.72m) uPVC double glazed window, radiator, a large built in wardrobe with sliding doors, built in storage cupboard and additional cupboard houses the gas combi central heating boiler.

BEDROOM 3

11' 6" x 7' 4" (3.52m x 2.25m) uPVC double glazed window, radiator.



BATHROOM

10' 4" Max x 7' 5" Max (3.17m x 2.28m) An L-shaped bathroom fitted with a new suite, P shaped bath with shower over and glazed screen, PVC panel splash backs, WC, pedestal wash basin, chrome towel radiator, tiled flooring, uPVC double glazed window, wall mounted mirrored cupboard and lighting.

EXTERNAL

To The Front - public footpath with on street parking available. To The Rear - Enclosed concrete yard with raised flower beds, two brick built storage sheds and wooden access gate to the rear laneway.



COSTS

Rent: £525 PCM

Security Deposit: £525

Holding Deposit: £121

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 £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.



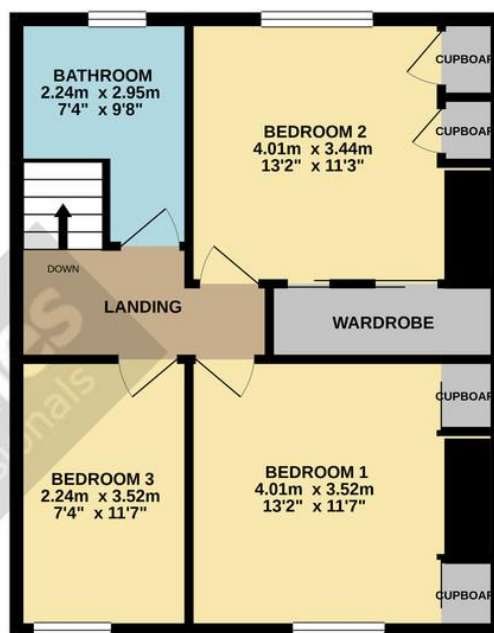
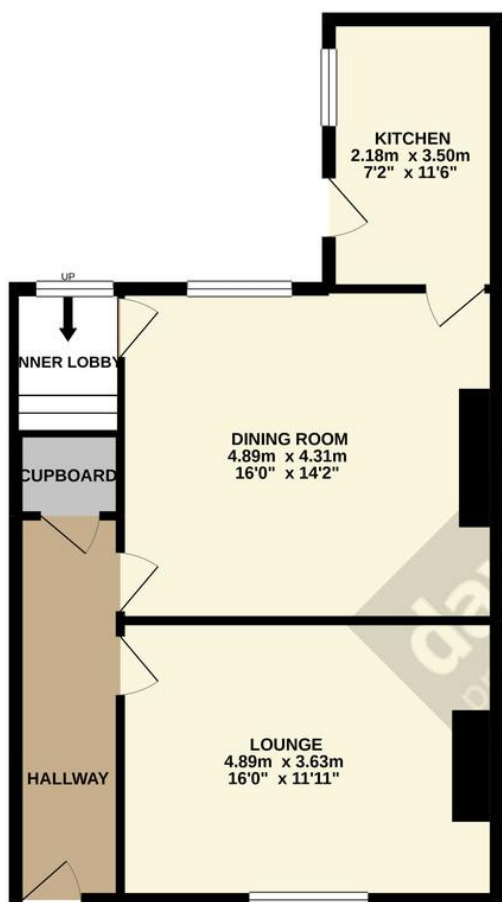
VIEWINGS

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
55.8 sq.m. (601 sq.ft.) approx.

1ST FLOOR
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 103.5 sq.m. (1114 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	

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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