



david bailes
property professionals

**Church Street,
Catchgate, Stanley, DH9 8HE**

- 2 Bedroom Mid Terrace
- Recently Refurbished
- New Modern Fitted Kitchen/Diner
- All New Carpets

£550 pcm
EPC Rating E
Holding Deposit £126
Bond £634





Property Description

A recently refurbished 2 bedroom mid terrace offering a lovely cosy family home. Warmed by gas combi central heating and full uPVC double glazing installed. Briefly comprises of a rear entrance porch, a new modern fitted kitchen/diner, lounge with feature fireplace, two double sized bedrooms and new bathroom suite with shower over bath. Externally there is a small front garden and enclosed rear yard. EPC Rating E. Council Tax Band A.

ENTRANCE LOBBY

uPVC double glazed entrance door, radiator, staircase to the first floor.

LOUNGE

Feature fireplace, radiator, under stair storage cupboard, uPVC double glazed window.

KITCHEN/DINER

Fitted with a new modern range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and electric cooking hob,



extractor unit over, sink and drainer with mixer tap, plumbed space for a washing machine, space for a tall fridge/freezer, concealed gas combi central heating boiler, laminate floor, radiator, uPVC double glazed window.

REAR PORCH

uPVC double glazed door and windows to the rear yard, wall and ceiling PVC panel cladding installed, vinyl flooring.

FIRST FLOOR

Landing, loft access, PIV extractor unit installed.

BEDROOM 1

A spacious room with uPVC double glazed window, radiator and built in storage cupboard.

BEDROOM 2

uPVC double glazed window, radiator.

BATHROOM

A new white suite, panel bath with thermostatic shower over, glazed shower screen, PVC panel cladding splash back, WC, pedestal wash basin, ceiling extractor fan, radiator, vinyl flooring, uPVC double glazed window.

EXTERNAL

To front - low maintenance garden with gravel area and flower beds, enclosed by fencing. To the Rear - Flagged paved yard enclosed by brick walls and wooden access gate.

PARKING

There is on street parking and a car parks close by.

COSTS

Rent: £550 PCM

Security Deposit: £634

Holding Deposit: £126

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.

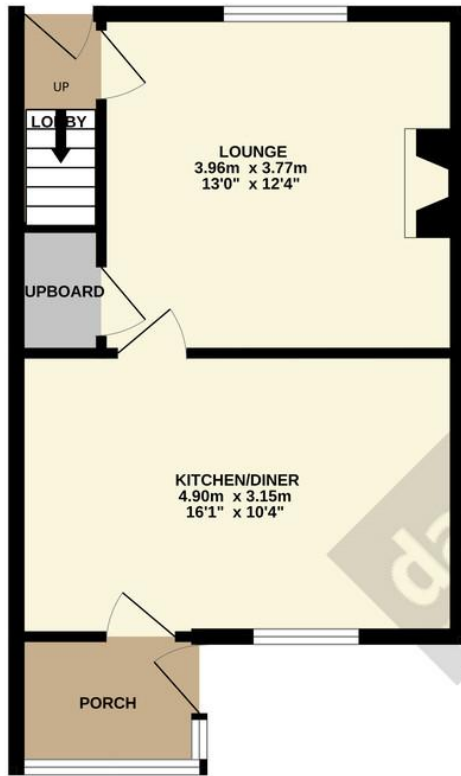
Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(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)

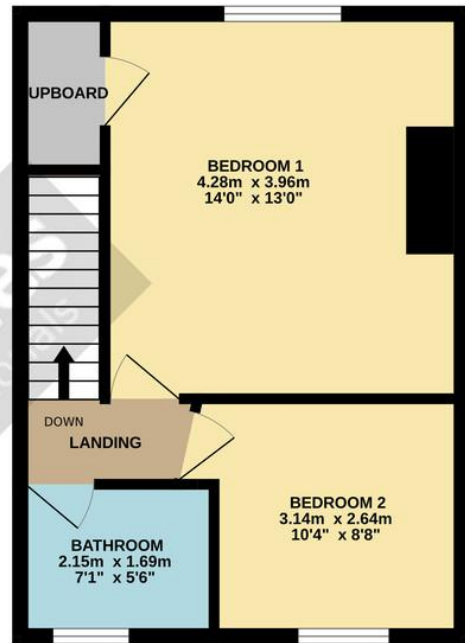
Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR
36.2 sq.m. (390 sq.ft.) approx.

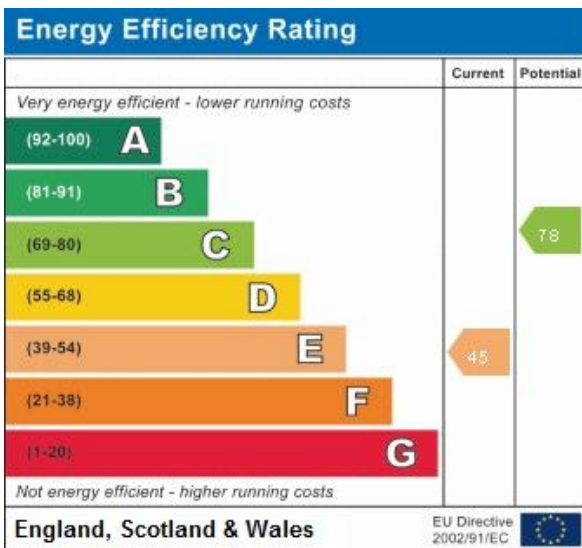


1ST FLOOR
33.1 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 69.4 sq.m. (747 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.
Made with Metropix ©2023



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.

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
Sat – 9am – 3pm

