



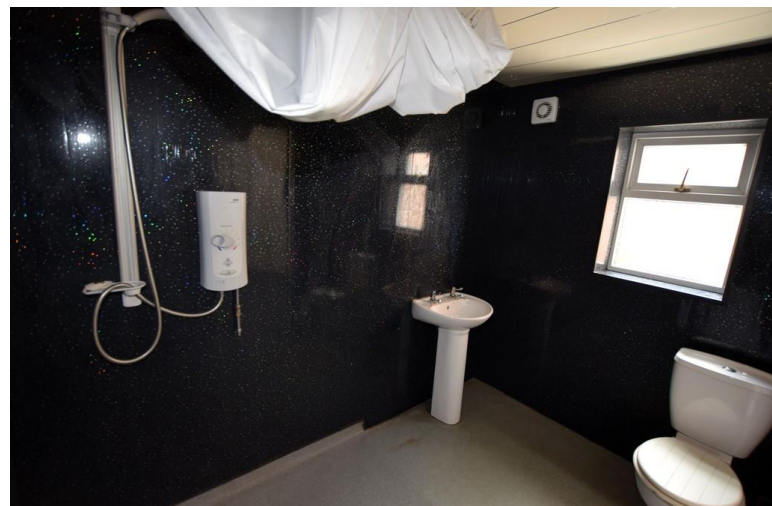
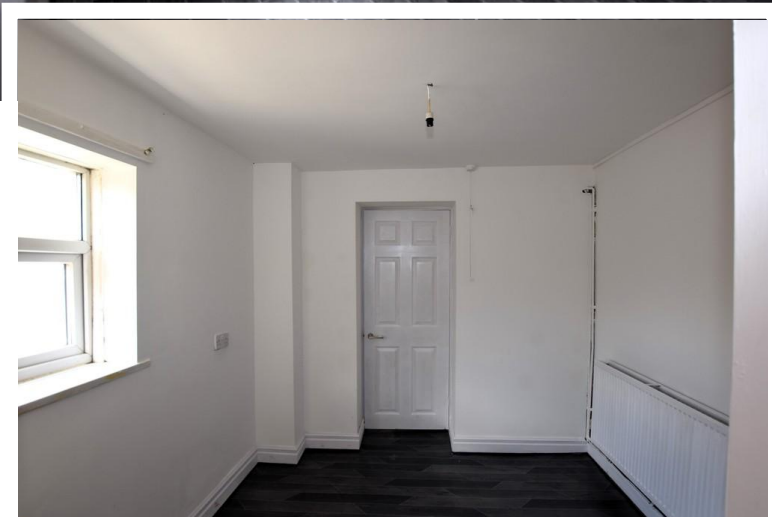
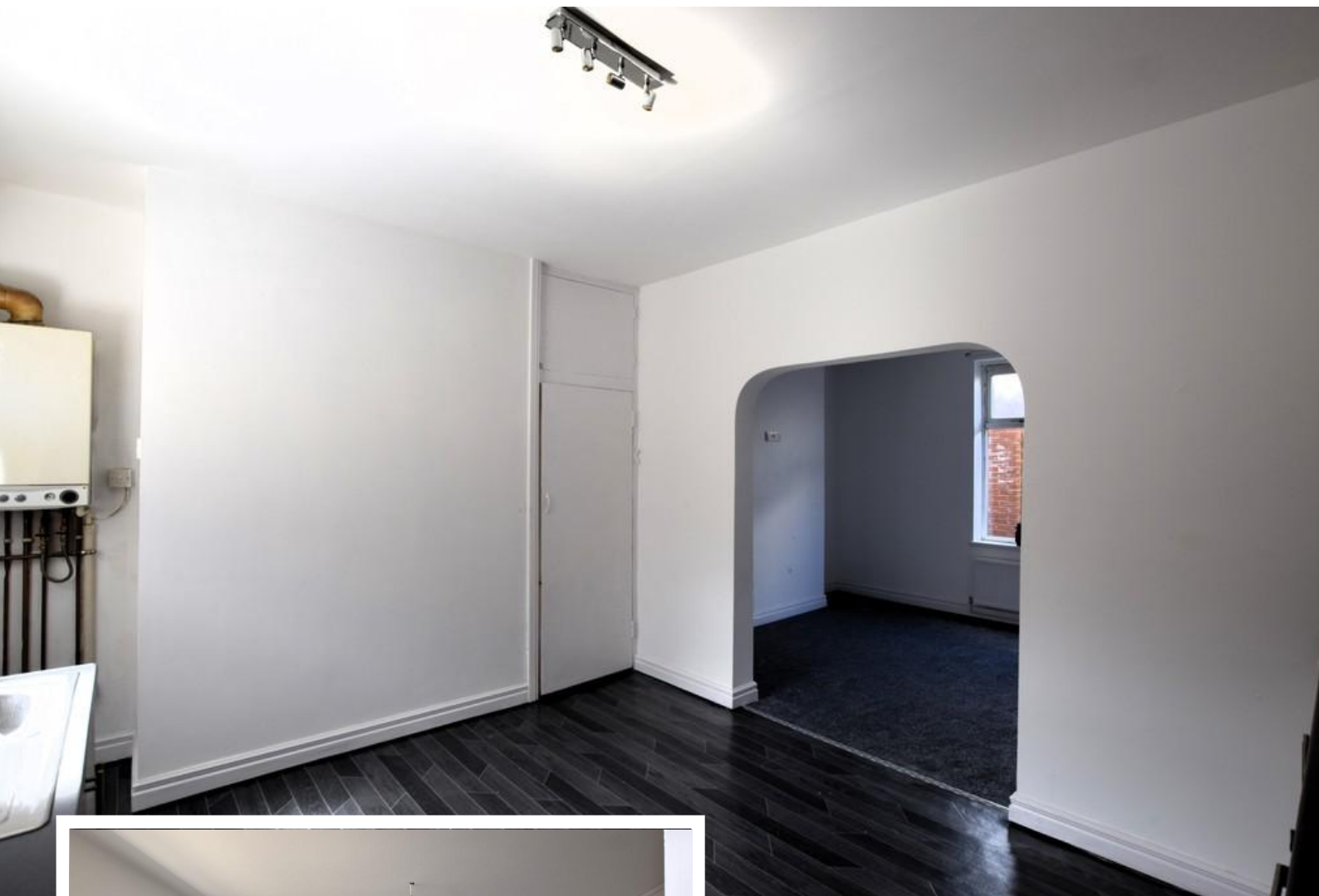
david bailes
property professionals

Sabin Terrace,
New Kyo, Stanley, DH9 7JL

- Recently Fully Redecorated
- 3 Bedroom Mid Terrace
- Spacious Family Home
- Kitchen With Cooking Appliance

£550 pcm
EPC Rating D
Holding Deposit £0
Bond £634





Property Description

A recently fully decorated 3 bedroom mid terrace providing a deceptively spacious family home. The property has been modernised and benefits from gas combi central heating and full uPVC double glazing. Briefly comprises of entrance hallway, lounge, fitted kitchen, utility room, wet room/wc to the ground floor and a bathroom/wc to the first floor and 3 good sized bedrooms and rear yard.

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ENTRANCE HALL

UPVC entrance door, stairs to first floor landing.

LOUNGE



19' 2" x 14' 3" (5.84m x 4.34m) Spacious family room with radiator and UPVC double glazed window.

KITCHEN

23' 1" x 11' 5" (7.04m x 3.48m) A generous sized room with fitted wall and base units, complimentary work surfaces with matching up stands, integrated electric cooker, sink and drainer, radiator, two built in storage cupboard, gas central heating combi boiler, UPVC double glazed window and door leading to rear yard.

UTILITY ROOM

8' 6" x 8' 2" (2.59m x 2.49m) Plumbed for automatic washing machine, radiator and UPVC double glazed window.



WET ROOM/WC

8' 2" x 6' 3" (2.49m x 1.91m) Added benefit of a wet room/wc, with cladding to the walls and ceiling, wall mounted electric shower, pedestal wash hand basin, low level wc and UPVC double glazed window.

FIRST FLOOR LANDING

Stairs up to first floor landing, loft access.

BEDROOM 1

13' 0" x 10' 9" (3.96m x 3.28m) uPVC double glazed window, radiator.



BEDROOM 2

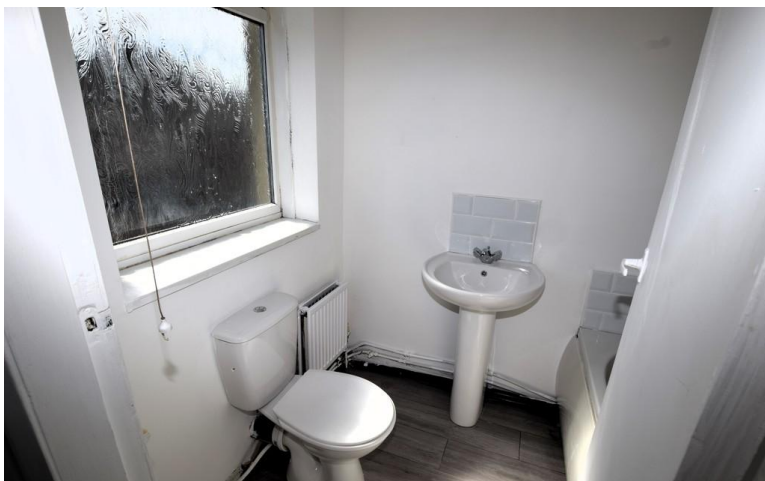
12' 8" x 10' 7" (3.86m x 3.23m) UPVC double glazed window, radiator

BEDROOM 3

10' 5" x 10' 1" (3.18m x 3.07m) UPVC double glazed window, radiator.

BATHROOM/WC

6' 7" x 5' 2" (2.01m x 1.57m) Fitted with a modern white suite with panel bath, shower fitment with curtain and rail, WC, pedestal wash basin, radiator, uPVC double glazed window.



EXTERNAL

To front - public footpath with on street parking to the front and side. To rear - self contained yard.

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

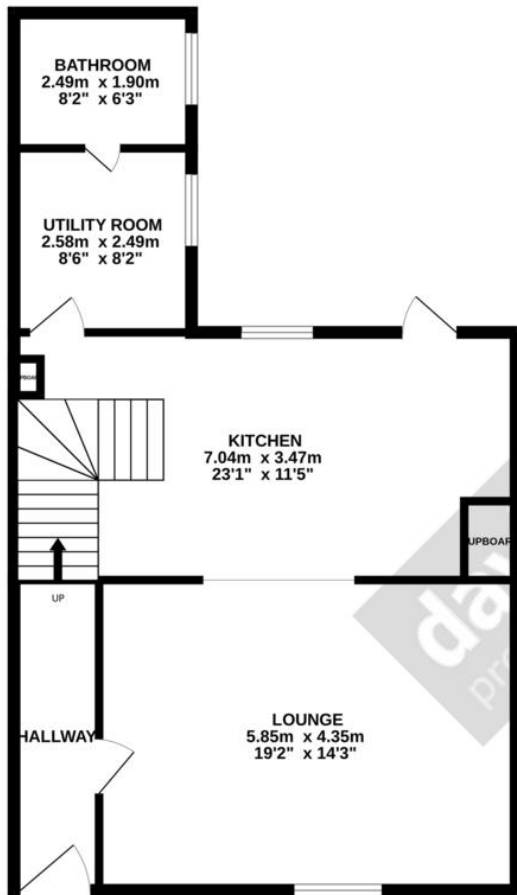
Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(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)

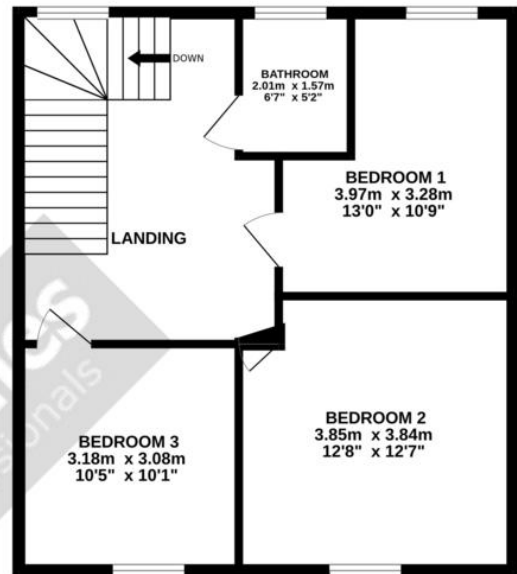
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR
66.3 sq.m. (713 sq.ft.) approx.



1ST FLOOR
54.2 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA : 120.5 sq.m. (1297 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			86
(69-80) C			
(55-68) D		66	

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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