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property professionals

**Balmoral Drive,
Catchgate, Stanley, DH9 8FE**

- Location: Situated within a modern residential estate.
- Condition: Freshly decorated and ready for occupancy.
- Rooms: Includes a hallway, breakfasting kitchen, and lounge.
- 3 bedroom

£700 pcm
EPC Rating C
Holding Deposit £161
Bond £807





Property Description

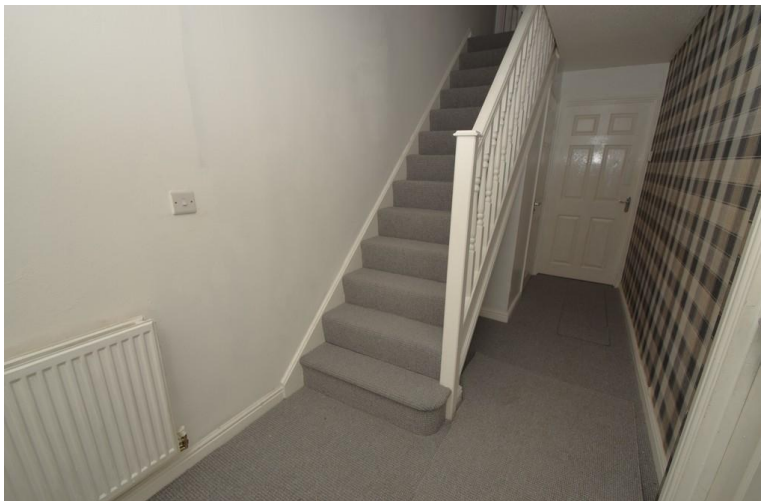
This three bedroom semi-detached house is located within a modern estate has been freshly decorated and is ready for new tenants. The accommodation comprises a hallway, breakfasting kitchen, lounge, ground floor WC, first floor landing, three bedrooms and a bathroom. Garden to the rear and driveway providing off-street parking. Gas combi central heating, uPVC double glazing, EPC rating C (72), Council Tax band A. Virtual tours available.

HALLWAY

16' 1" x 5' 10" (4.91m x 1.78m) Entrance door, stairs to the first floor, double radiator, hard-wired smoke alarm and door leading to the breakfasting kitchen, lounge and WC.

BREAKFASTING KITCHEN

11' 9" x 7' 2" (3.60m x 2.20m) Fitted with a range of grey wall and base units with laminate worktops and tiled splash-backs. Integrated fan assisted oven/grill, four ring gas hob with concealed extractor over, stainless steel sink with mixer tap, plumbed for both a





washing machine and dishwasher plus space for a tall fridge/freezer. Wall mounted gas combi central heating boiler, uPVC double glazed window and a single radiator.

WC

4' 11" x 2' 8" (1.52m x 0.82m) WC, wash basin with tiled splash-back, single radiator and a ceiling mounted extractor fan.

LOUNGE

13' 5" (maximum) x 13' 7" (maximum) (4.10m x 4.16m) An L-shaped room overlooking the rear garden with laminate flooring, sliding uPVC patio doors and matching window. Single radiator, coving and one single and one double radiator.



FIRST FLOOR

LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

8' 6" x 13' 7" (2.61m x 4.16m) Laminate flooring, twin uPVC double glazed windows and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 5" x 6' 5" (3.20m x 1.96m) Laminate flooring, uPVC double glazed window and a single radiator.



BEDROOM 3 (TO THE REAR)

7' 3" x 6' 10" (2.23m x 2.10m) Laminate flooring, uPVC double glazed window and a single radiator.

BATHROOM

5' 10" x 7' 1" (1.80m x 2.16m) A white suite featuring a panelled bath with shower fitment, curtain and rail. Tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window, single radiator and a ceiling extractor fan.

EXTERNAL

TO THE FRONT AND SIDE

Small open plan forecourt, to the side there is a driveway providing off-street parking. Gate to the rear garden.

TO THE REAR

Enclosed garden with paved patio and lawn.

HEATING

Gas fired central heating via combination boiler and radiators.





GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (72). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

VIEWING

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. To arrange a viewing please contact the office.



CREDIT & REFERENCING 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 £700 PCM x 12 = £8,400 x 2.5 = £21,000) 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.



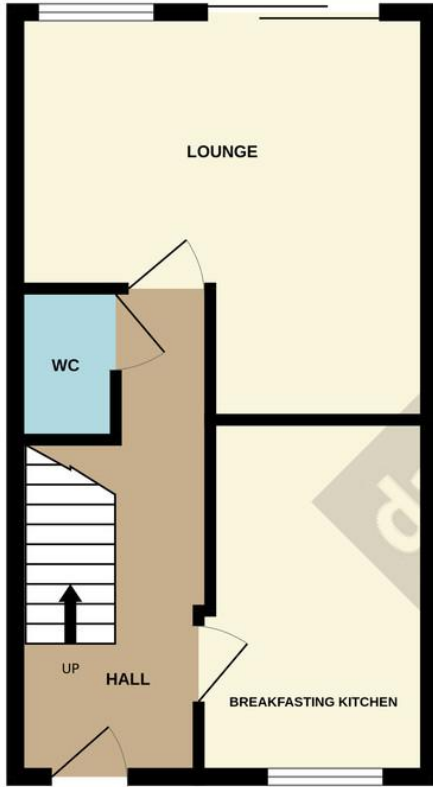


AGENTS NOTE

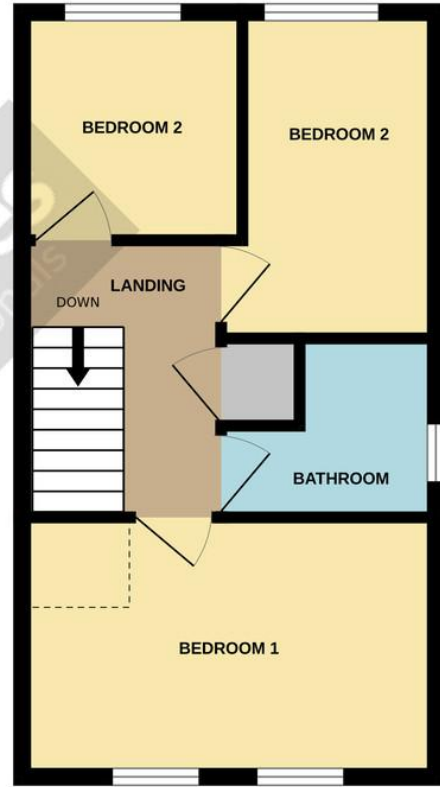
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



GROUND FLOOR
32.0 sq.m. (344 sq.ft.) approx.



1ST FLOOR
32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 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 9/2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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