



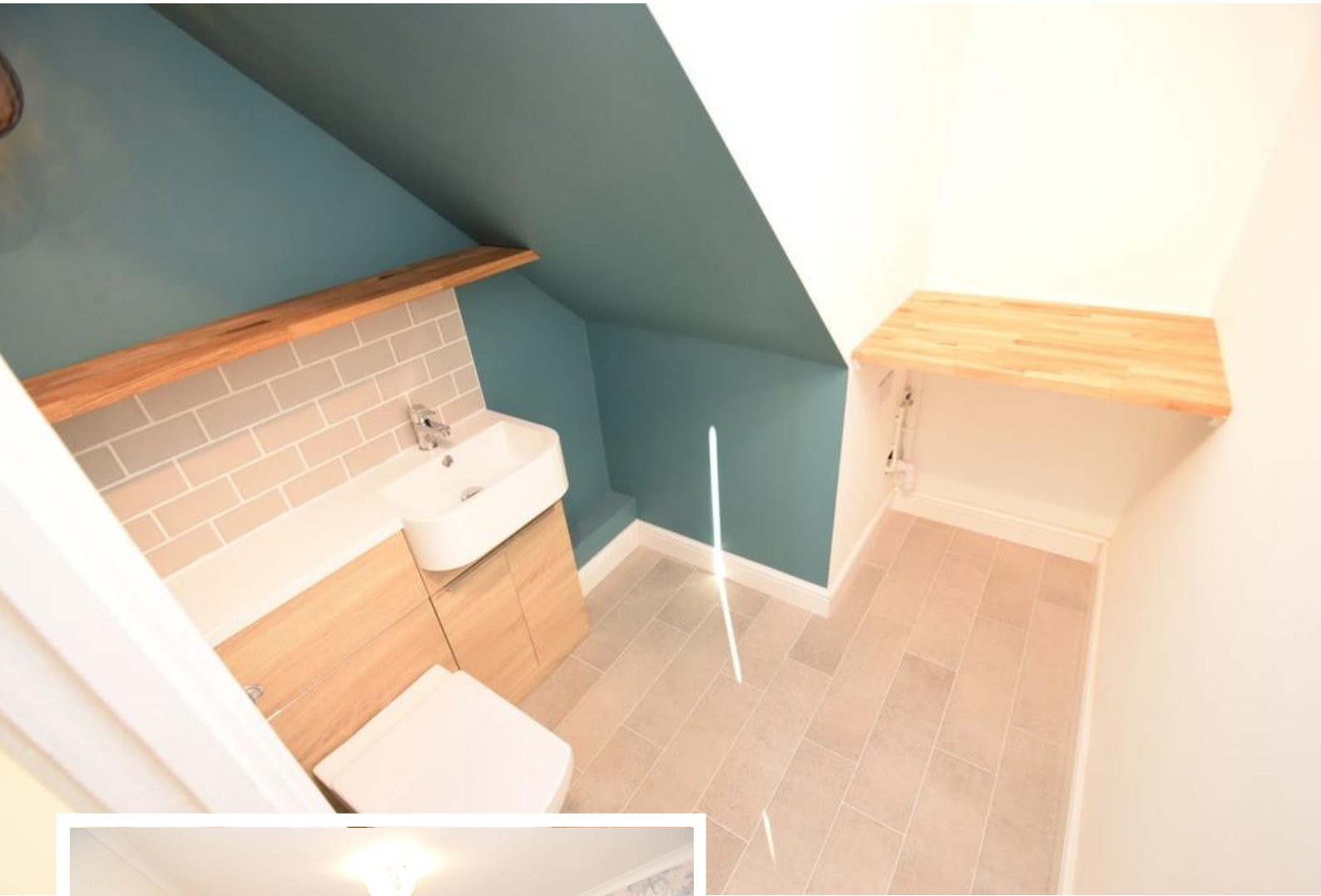
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property professionals

Brooke Close,
East Stanley, DH9 6TW

- 3 Bedroom End Terrace
- Recently Updated
- Modern Fitted Kitchen/Diner With Cooking Appliance
- Spacious Lounge

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





Property Description

A recently updated 3 bedroom end terrace located within a popular estate of East Stanley. The house offers an ideal cosy family home and is warmed by gas combi central heating , full double glazing with an EPC C Rating. Accommodation comprises of entrance hall, lounge with electric fire, new fitted kitchen/diner with cooking range, ground floor WC with utility area. To the first floor are 3 bedrooms and a modern bathroom suite. Council Tax Band A.

ENTRANCE HALL

7' 2" x 5' 10" (2.20m x 1.80m) Double glazed entrance door from the front garden, staircase to the first floor, radiator, glazed door to the lounge.

LOUNGE

14' 11" x 12' 5" (4.56m x 3.79m) A spacious room with feature electric fire, uPVC double glazed window, radiator, double glazed doors to the kitchen/diner.

KITCHEN/DINER

18' 8" x 10' 6" (5.70m x 3.22m) A new fitted kitchen



with modern style wall and base units, inset cooking range with extractor canopy over and stainless steel splashback, one and a half sink and drainer with sawn neck flexi tap, tiled splashbacks, under bench space for a condensing dryer, laminate flooring, radiator, double glazed window, double glazed door to the rear garden.

CLOAKROOM WITH UTILITY AREA

7' 5" x 5' 10" (2.28m x 1.80m) A new suite with close WC and wash basin with mixer tap, tiled splash back, plumbed space for a washing machine with fitted work top, vinyl flooring.



FIRST FLOOR

Landing with cupboard housing the gas combi central heating boiler, loft access.

BEDROOM 1

12' 4" x 10' 10" (3.76m x 3.32m) Built in storage cupboard, radiator, double glazed window.

BEDROOM 2

11' 8" x 9' 8" plus door recess area (3.56m x 2.96m) Built in storage cupboard, radiator, double glazed window.

BEDROOM 3

8' 8" x 6' 8" (2.66m x 2.05m) Radiator, double glazed window



BATHROOM

7' 4" x 5' 10" (2.25m x 1.80m) A modern fitted suite with P-shaped bath with electric shower over and glazed shower screen, Fully tiled walls WC, pedestal wash basin, wall mounted mirror cupboard, radiator, double glazed window.

EXTERNAL

To front - open plan lawn garden overlooking an open green area. To rear - garden with shrubs and hedging, paved patio and footpath, enclosed by fencing with access gate.



PARKING

On street parking available to the rear.

COSTS

Rent: £700 PCM

Security Deposit: £807

Holding Deposit: £161

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 £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.

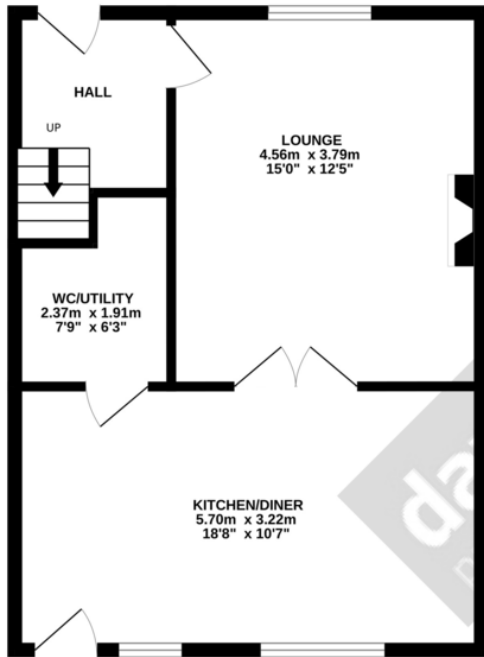
(Example: Rent of £700 PCM x 12 = £8,400 x 3 = £25,200) (Or hold savings or pension(s) equal or more than this amount)

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.

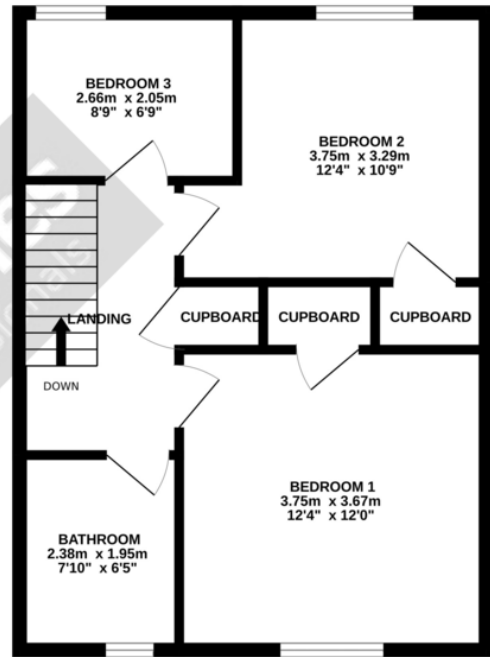




GROUND FLOOR
44.0 sq.m. (473 sq.ft.) approx.

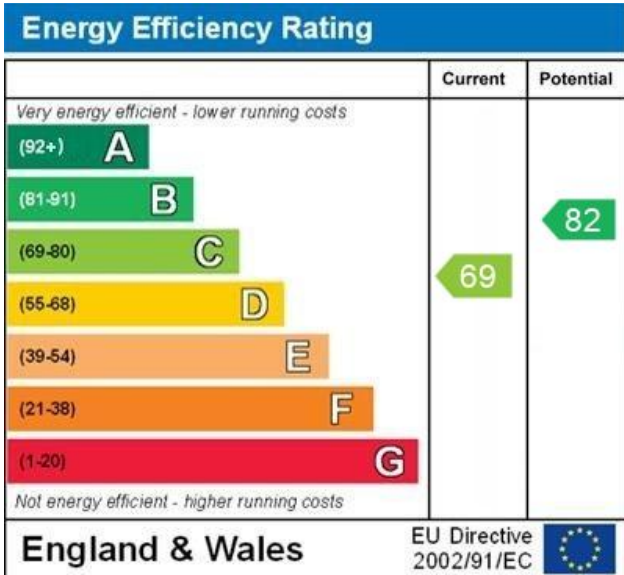


1ST FLOOR
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 88.3 sq.m. (951 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 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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