



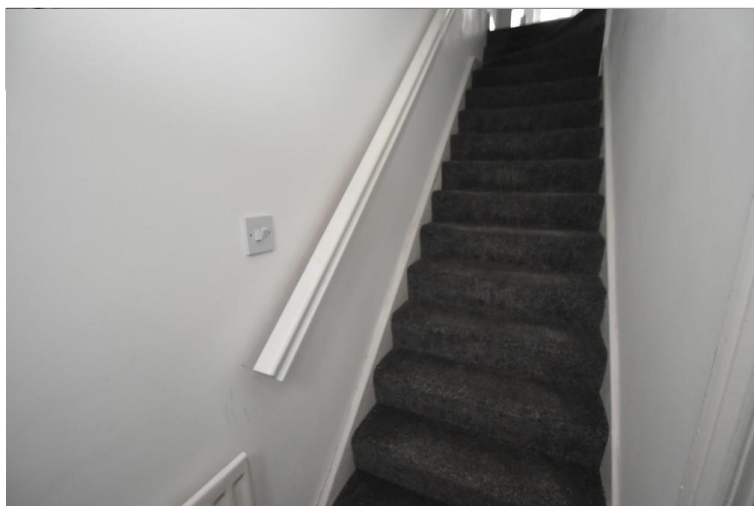
**david bailes**  
property professionals

**Noble Street,  
Peterlee, SR8 3LX**

- Recently refurbished 2-bedroom end-terraced house.
- Bright lounge with open access to a modern kitchen.
- Ground-floor bathroom and upstairs WC.
- Two spacious double bedrooms.

**£500 pcm**  
EPC Rating C (70)  
Holding Deposit £115  
Bond £576





## Property Description

This beautifully refurbished two-bedroom end-terraced house offers a bright lounge leading to a modern kitchen, a ground-floor bathroom, and an upstairs WC alongside two spacious double bedrooms. The property features an enclosed front garden, a low-maintenance rear yard, gas combi central heating, and uPVC double glazing. EPC rating C (70), Council Tax Band A. Conveniently located near transport links and amenities, this home is perfect for couples, families, or professionals. Contact us today to arrange a viewing!

### HALLWAY

uPVC double glazed entrance door, single radiator, stairs to the first floor, hard-wired smoke alarm, door to the lounge.

### LOUNGE

13' 2" x 12' 5" (4.02m x 3.80m) uPVC double glazed window, under-stair storage cupboard, double radiator, TV cables, and a large opening to the kitchen.



## KITCHEN

8' 3" x 10' 11" (2.54m x 3.33m) Fitted with a range of wall and base units finished in high-gloss white with contrasting laminate worktops and upturns. Integrated electric oven/grill, electric hob with stainless steel splash-back and extractor canopy over. Sink with mixer tap, plumbed for a washing machine, laminate flooring, uPVC double glazed window and matching rear exit door and a door leading to the bathroom.

## BATHROOM

8' 3" x 4' 0" (2.54m x 1.22m) A white suite featuring a panelled bath with shower fitment, glazed screen and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed frosted window, wall mounted extractor fan and a single radiator.



## FIRST FLOOR

### LANDING

Loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and WC.

### BEDROOM 1 (TO THE FRONT)

10' 0" x 12' 6" (3.06m x 3.83m) Storage cupboard housing the gas combi central heating boiler, uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE REAR)

11' 10" x 12' 5" (3.63m x 3.81m) uPVC double glazed window and a single radiator.



### WC

5' 10" x 3' 0" (1.80m x 0.92m) WC, wash basin with base storage and a uPVC double glazed window.

## EXTERNAL

### TO THE FRONT

Lawn garden enclosed by railing and timber fence.

### TO THE REAR

Self-contained yard.



## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## PARKING

On-street.



## COSTS

Rent: £500 PCM

Security Deposit: £576

Holding Deposit: £115

Minimum Tenancy Term: 12 Months

## REFERENCING & CREDIT CHECK

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.



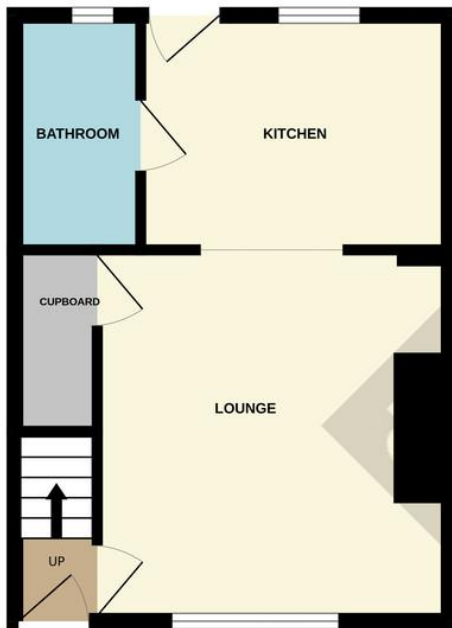
## AGENTS NOTE

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  
29.8 sq.m. (321 sq.ft.) approx.



1ST FLOOR  
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 59.8 sq.m. (643 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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