



david bailes
property professionals

**Manor Drive,
Catchgate, Stanley, DH9 8SS**

- 3 Bedroom Mid Terrace
- Fully Refurbished
- Modern Kitchen With Cooking Appliances
- Spacious Lounge/Diner

£800 pcm
EPC Rating D
Holding Deposit £0
Bond £923





Property Description

A fully refurbished and deceptively spacious 3 bedroom mid terrace offering a lovely cosy family home. The house benefits from off road parking, attached garage and enclosed lawn front garden with access pathway. Internally there is a spacious hallway with storage, modern fitted kitchen with integrated cooking appliances, a good sized lounge/diner with access to the garden. To the first floor are 3 bedrooms and new bathroom suite. All new carpets and laminate flooring. Warmed by gas combi central heating and full uPVC double glazing. EPC Rating D. Council Tax Band B.

ENTRANCE HALLWAY

7' 1" Max x 15' 3" Max (2.18m x 4.65m) uPVC double glazed door open into a spacious hallway with the staircase to the first floor landing, under stair storage cupboard, laminate flooring, radiator.

KITCHEN

10' 4" x 10' 10" (3.17m x 3.31m) Fitted with a modern range of wall and base units, complimentary work



surfaces, tiled splash backs, integrated double oven and grill, electric cooking hob, extractor canopy, sink and drainer with mixer tap, plumbed space for a washing machine, space for a tall fridge/freezer, storage cupboard, laminate flooring, radiator, uPVC double glazed window.

LOUNGE/DINER

18' 0" x 11' 6" (5.50m x 3.51m) A lovely bright and spacious room with large uPVC double glazed window overlooking the front garden, uPVC double glazed door, laminate flooring, radiator.

FIRST FLOOR

Landing with loft access hatch with pull down ladder with lighting and some flooring for storage.



BEDROOM 1

11' 6" x 10' 0" (3.51m x 3.06m) uPVC double glazed window, radiator.

BEDROOM 2

10' 5" x 8' 1" (3.20m x 2.47m) uPVC double glazed window, radiator, built in cupboard housing the gas combi central heating boiler.

BEDROOM 3

8' 3" x 7' 8" (2.54m x 2.34m) uPVC double glazed window, radiator.



BATHROOM

9' 5" Max x 5' 4" Max (2.88m x 1.64m) A new bathroom suite, panel bath with thermostatic shower over, glass screen, PVC panel splashbacks, WC, base storage unit with wash basin, radiator, wall extractor fan, over stairs base display storage area, uPVC double glazed window,

EXTERNAL

To the front - lawn garden enclosed by new fencing with access gate to a shared access pathway. To the rear - flagged paved driveway with external power sockets and security light, attached single garage.



GARAGE

An attached single garage with up and over door with power point and lighting installed and side uPVC double glazed window.

COSTS

Rent: £800 PCM

Security Deposit: £923

Holding Deposit: £184

Minimum Fixed Term: 12 Months

Council Tax Band: A



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 £800 PCM x 12 = £9,600 x 2.5 = £24,000) This minimum income can be shared on a joint tenancy only.

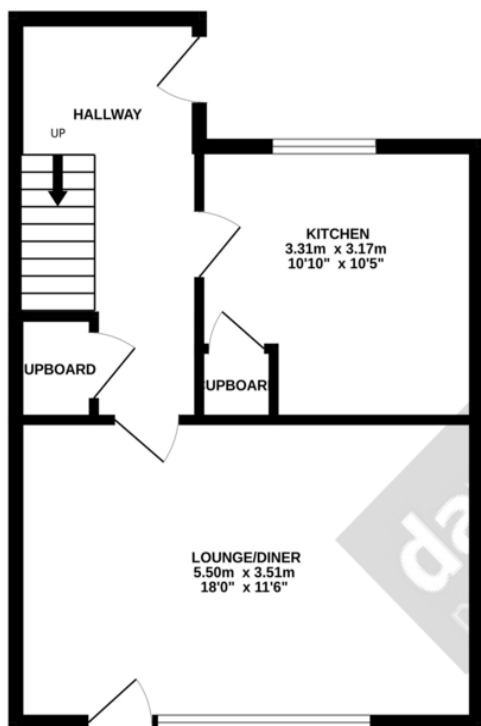
Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £800 PCM x 12 = £9,600 x 3 = £28,800) (or hold savings or pension(s) equal or more than this amount)

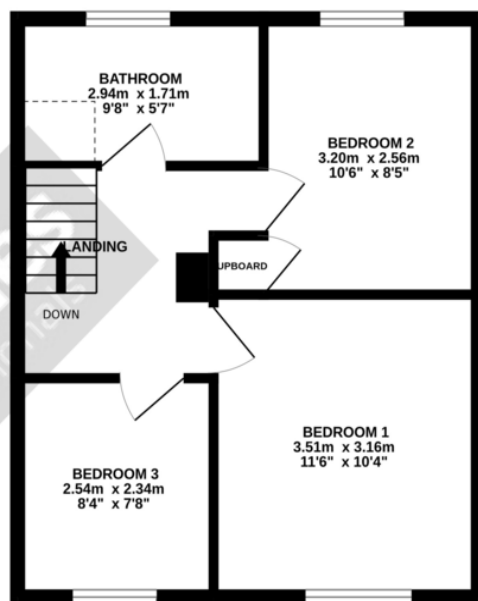
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR
40.0 sq.m. (430 sq.ft.) approx.

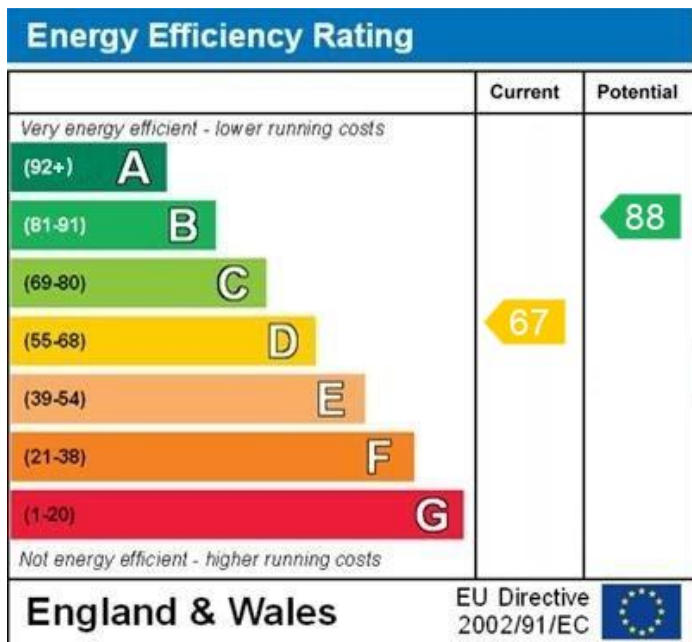


1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 76.6 sq.m. (825 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 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 – 1pm

