



david bailes
property professionals

Rose Avenue,
South Moor, Stanley, DH9 7RB

- 1 Bedroom Mid Terrace
- Recently Redecorated
- All New Carpets Installed
- Warmed by Gas Combi Central Heating

£350 pcm
EPC Rating D
Holding Deposit £80
Bond £0





Property Description

A recently redecorated 1 bedroom mid terrace offering a spacious home ideal for a single person or a couple. Warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, lounge with fireplace, dining room, kitchen with slot in gas cooker, rear lobby, ground floor bathroom and first floor bedroom. EPC Rating D.

ENTRANCE LOBBY

uPVC double glazed entrance door, radiator, staircase to the first floor.

LOUNGE

14' 9" x 14' 2" (4.52m x 4.33m) Feature coal effect gas fire, radiator, uPVC double glazed window.

DINING ROOM

14' 9" x 6' 9" (4.52m x 2.06m) Radiator, cupboard with the gas combi central heating boiler, uPVC double glazed window.



KITCHEN

6' 1" x 6' 2" (1.87m x 1.90m) Fitted with wall and base units, slot in gas cooker to be installed, sink and drainer, plumbed space for a washing machine, uPVC double glazed window.

REAR LOBBY

6' 2" x 2' 9" (1.90m x 0.86m) Double glazed entrance door.

GROUND FLOOR BATHROOM

6' 3" x 5' 8" (1.92m x 1.73m) Panel bath with shower fitment over, fully tiled walls, WC, pedestal wash basin, vinyl flooring, extractor fan, wall mounted electric heater, uPVC double glazed window.



FIRST FLOOR

Landing.

BEDROOM

14' 9" Max x 14' 5" (4.52m x 4.40m) A spacious bedroom with radiator and uPVC double glazed window.

EXTERNAL

To front - garden enclosed by brick wall with access gate. To rear - self contained yard.

COSTS

Rent: £350 PCM

Bond: £0

Holding Deposit: £80

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)

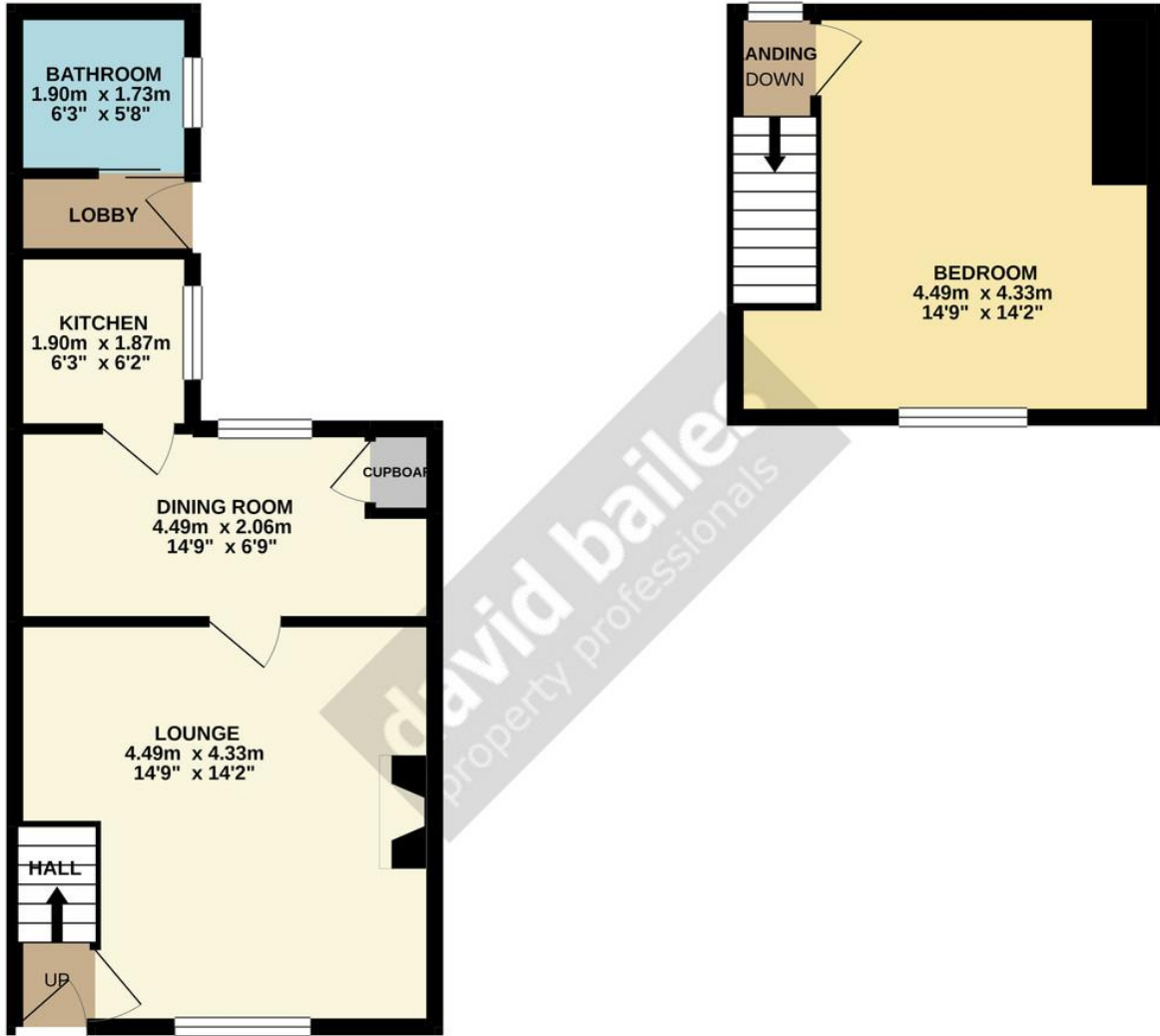
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

VIEWINGS

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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.

1ST FLOOR
18.4 sq.m. (198 sq.ft.) approx.



TOTAL FLOOR AREA : 54.9 sq.m. (591 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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92+	A	
81-91	B	86 B
69-80	C	
55-68	D	66 D
39-54	E	
21-38	F	

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

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
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