



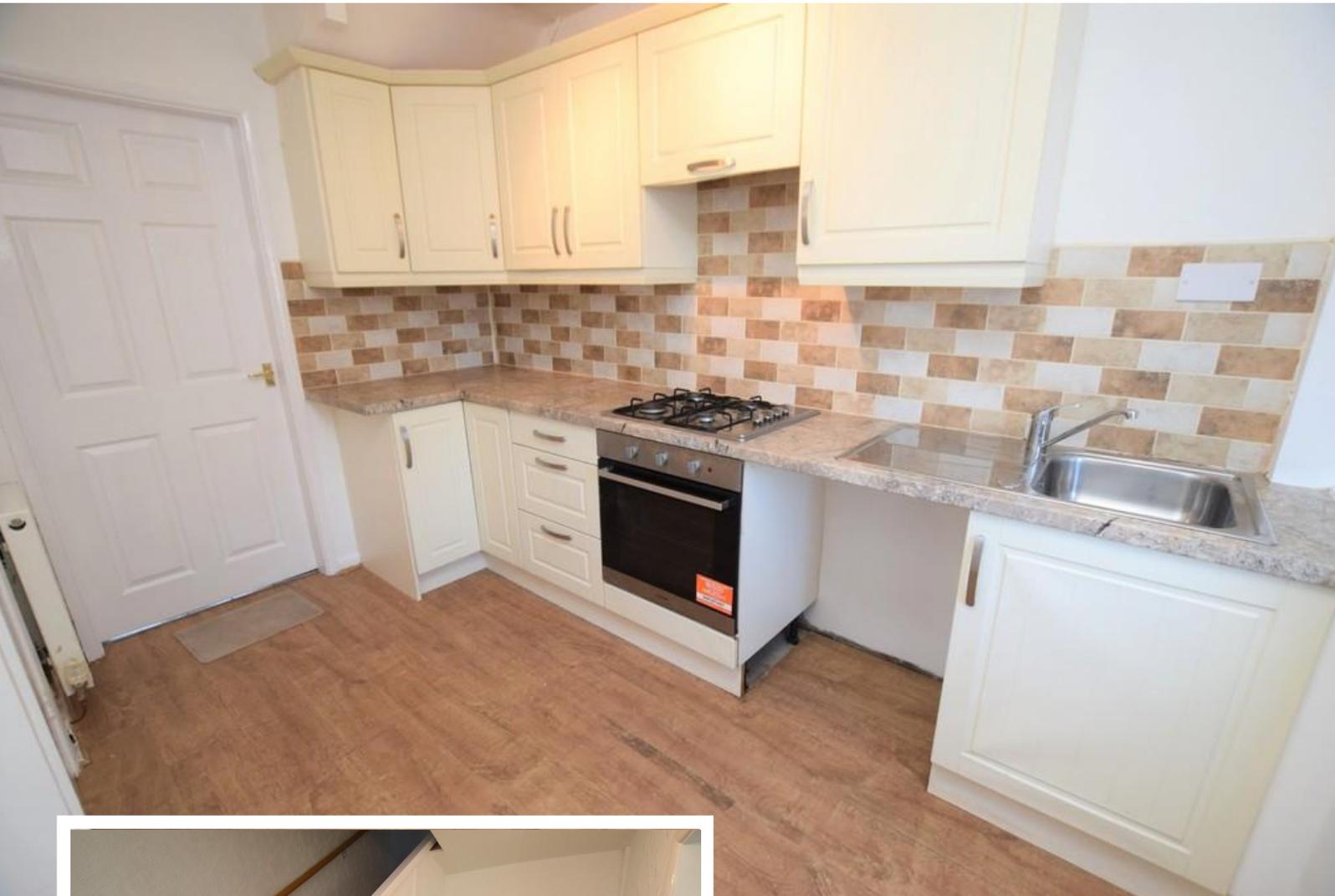
**david bailes**  
property professionals

**9 Greenfield Terrace,**  
Annfield Plain, Stanley, DH9 8LZ

- End terraced house
- 2 bedrooms
- Driveway
- Garden

**£450 pcm**  
EPC Rating D (56)  
Holding Deposit £104  
Bond £450





## Property Description

A well presented two bedroom end terraced house within walking distance of the town centre. Comprising a hallway, lounge/diner, kitchen with integrated cooker, first floor landing, two double bedrooms and a bathroom. Enclosed garden to the rear, brick storage shed and driveway. Full double glazing, gas combi central heating and an EPC rating of D (56). Sorry, no pets allowed.

### HALLWAY

uPVC double glazed entrance door with matching side window, stairs to the first floor with storage area beneath. Central heating double radiator and doors leading to the lounge/diner and kitchen.

### LOUNGE/DINER

19' 11" x 10' 8" (6.09m x 3.26m) A dual aspect room with feature fire surround with marble inlay and hearth, electric fire, uPVC double glazed windows, dado rail, TV aerial point, satellite TV cables and a door leading to the kitchen.





## KITCHEN

11' 5" x 8' 2" (3.50m x 2.51m) Fitted with a range of wall and base units with laminate worktop and tiled splash-backs. Integrated electric oven/grill, four ring gas hob with concealed illuminated extractor fan over, stainless steel sink with mixer tap, plumbed for a washing machine. Laminate flooring, storage cupboard, central heating double radiator, uPVC double glazed rear exit door and door to the hallway.

## FIRST FLOOR

### LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.



### BEDROOM 1 (TO THE FRONT)

9' 0" x 14' 4" (2.76m x 4.38m) Storage cupboard with gas combi central heating boiler, double glazed window and a single radiator.

### BEDROOM 2 (TO THE REAR)

10' 7" x 10' 11" (3.23m x 3.33m) Double glazed window and a single radiator.

### BATHROOM

5' 8" x 6' 8" (1.74m x 2.04m) Panelled bath with electric shower over, curtain and rail plus folding glazed screen. Wash basin with base storage, WC, double glazed window, chrome towel radiator, Travertine effect walls and floor.



### EXTERNAL

Open plan lawn to the front. To the rear is an enclosed garden with brick built storage shed.

### PARKING

Off street parking to the rear. Please note the garage is currently not included with the tenancy.

### HEATING

Gas fired central heating via combination boiler and radiators.

### ENERGY EFFICIENCY

EPC rating D (56). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### VIEWING

We have created a virtual tour which can be viewed on our Facebook page. 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.





## COSTS

Rent: £450PCM

Bond: £450

Holding Deposit: £104

Minimum Tenancy Term: 12 Months

## REFERENCE & 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 £450 PCM x 12 = £5,400 x 2.5 = £13,500) 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 £450 PCM x 12 = £5,400 x 3 = £16,200) (or hold savings or pension(s) equal or more than this amount)

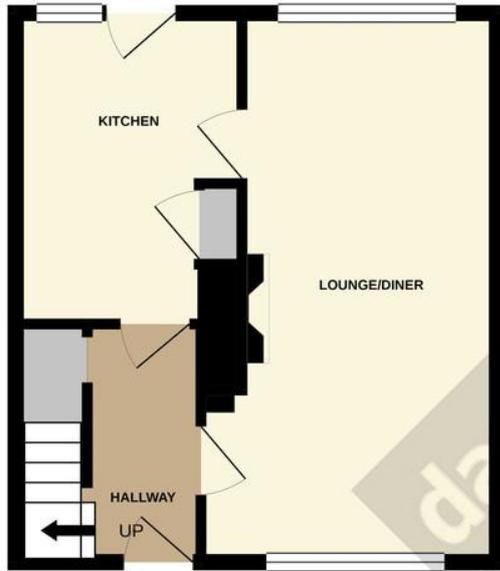


Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.





GROUND FLOOR  
31.3 sq.m. (337 sq.ft.) approx.



1ST FLOOR  
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA : 63.4 sq.m. (682 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		56	73
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		53	69
England, Scotland & Wales		EU Directive 2002/91/EC	

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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