



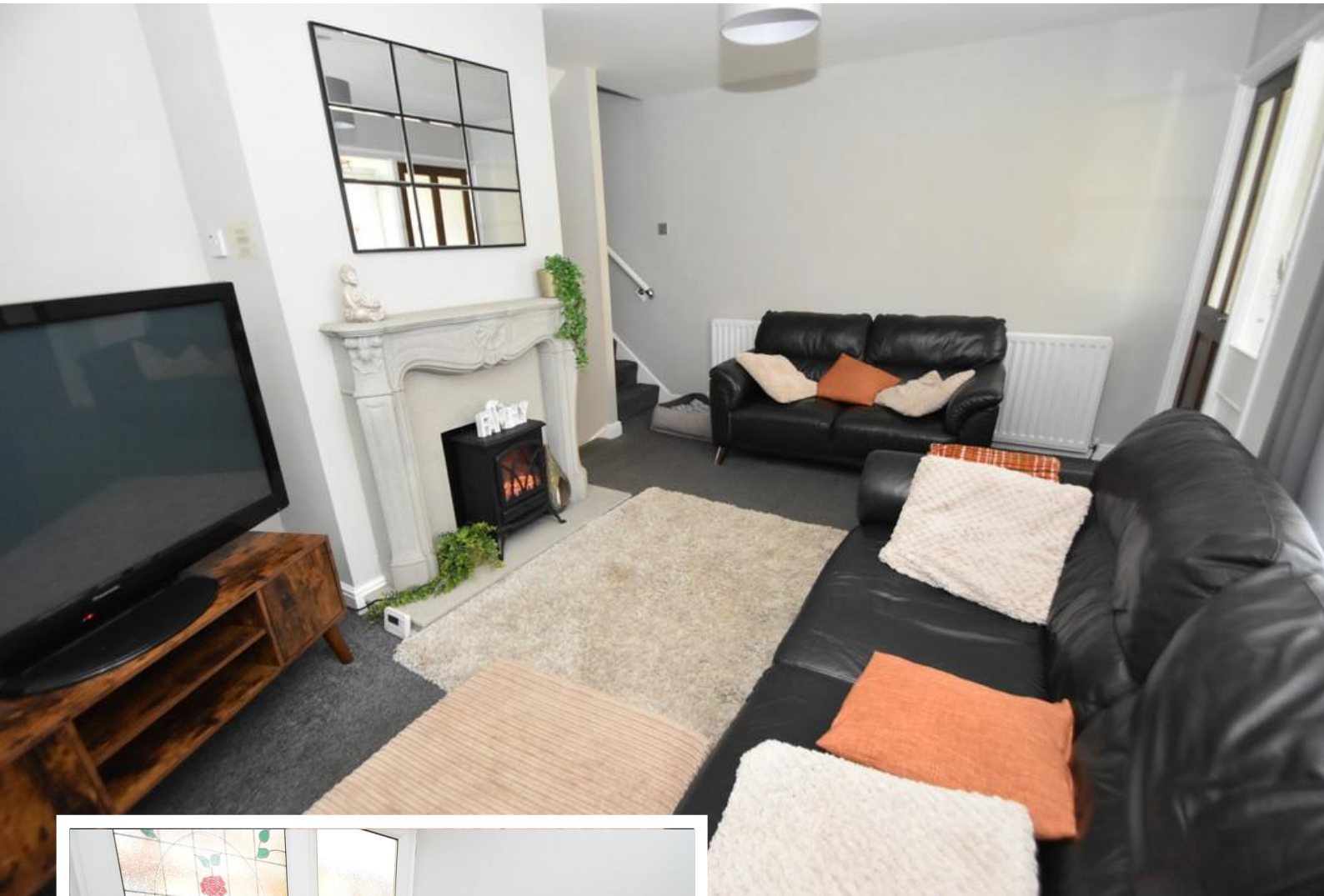
david bailes
property professionals

Heather Way,
Stanley, Co. Durham, DH9 7RP

- Mid terraced house
- 3 bedrooms.
- Lounge plus kitchen/diner
- Gardens to the front and rear.

£650 pcm
EPC Rating C
Holding Deposit £150
Bond £750





Property Description

A three bedroom terraced house within walking distance of the town centre which has an open lawn to the front and enclosed block paved patio with decking to the rear. The layout comprises an entrance porch, lounge, large rear hallway, kitchen/diner, three bedrooms and a bathroom. Gas combi central heating, uPVC double glazing, Council Tax band A, EPC rating C (74).

ENTRANCE PORCH

5' 7" x 4' 11" (1.71m x 1.50m) uPVC double glazed entrance door, matching window, single radiator, coving and a glazed door leads into the lounge.

LOUNGE

10' 11" x 15' 7" (3.34m x 4.76m) Feature fire surround with electric fire, uPVC double glazed window, double radiator and stairs leading to the lower ground floor and to the first floor.





LOWER GROUND FLOOR

HALLWAY

10' 8" x 8' 4" (3.27m x 2.55m) A wide and spacious hallway with storage cupboard, double radiator, coving, door to the kitchen/diner, uPVC double glazed rear exit door to the garden with matching side window.

KITCHEN/DINER

12' 7" x 9' 2" (maximum) (3.86m x 2.80m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, space for other appliances, tiled floor, uPVC double glazed window, single radiator, coving and space for a dining table.



FIRST FLOOR (LOWER LEVEL)

LANDING

Storage cupboard, loft hatch and doors leading to the bathroom and bedroom one.

BATHROOM

7' 2" x 6' 2" (2.20m x 1.90m) A white suite featuring a panelled bath with electric shower over, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window, ceiling extractor fan and a single radiator.



BEDROOM 1 (TO THE REAR)

12' 5" x 9' 3" (3.81m x 2.82m) Twin storage cupboards with hanging rails, uPVC double glazed window and a single radiator.

FIRST FLOOR (UPPER LEVEL)

LANDING

Doors lead to bedrooms two and three.

BEDROOM 2 (TO THE FRONT)

8' 7" x 10' 9" (2.62m x 3.28m) Twin storage cupboards, one with hanging rail, the other houses the gas combi central heating boiler. uPVC double glazed window and a single radiator.



BEDROOM 3 (TO THE FRONT)

4' 7" x 1.42m) uPVC double glazed window, single radiator and a loft hatch.

EXTERNAL

TO the front is an open lawn, to the rear is a self-contained block-paved patio garden with timber decking, cold water supply tap and security light,



enclosed by timber fencing and gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (74). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A, which is currently £1,621 P.A.



BROADBAND SPEEDS AVAILABLE

According to Ofcom average download speed of the fastest package currently available at this postcode is Ultrafast 10,000 Mbps. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)



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 £650 PCM x 12 = £7,800 x 2.5 = £19,500) 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 £650 PCM x 12 = £7,800 x 3 = £23,400) (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.

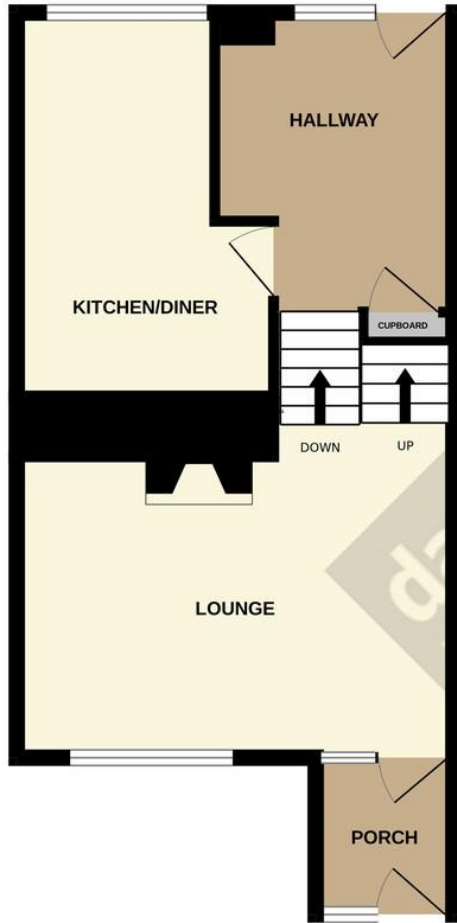
VIEWINGS

To arrange a viewing please contact the office.

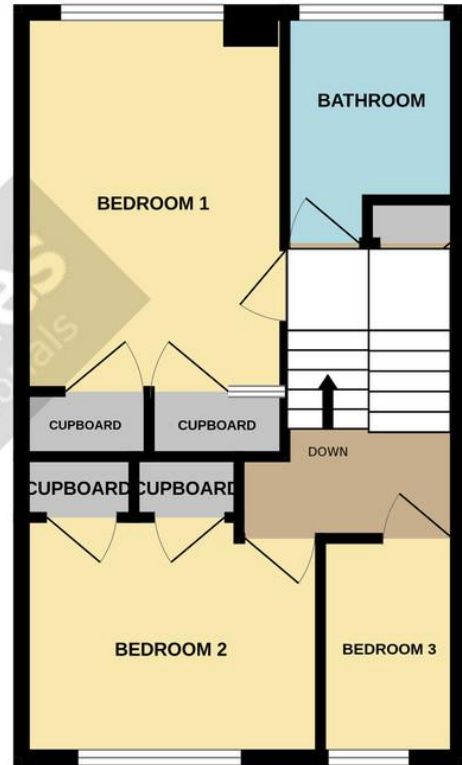
AGENTS NOTE

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. All measurements are given to the nearest 5cm.

GROUND FLOOR
38.9 sq.m. (418 sq.ft.) approx.



1ST FLOOR
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 77.4 sq.m. (833 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.
Made with Metroptix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

