



david bailes
property professionals

Surtees Terrace,
Craghead, Stanley, DH9 6EA

- Mid terraced house
- 3 bedrooms
- Spacious lounge and dining room
- Garden and yard

£500 pcm
EPC Rating E (44)
Holding Deposit £115
Bond £500





Property Description

A three bedroom terraced house with garden and yard. Spacious lounge and dining room, kitchen, rear lobby, ground floor bathroom. Gas combi central heating, Council Tax band A. Holding deposit £115.00.

HALLWAY

uPVC double glazed entrance door, stairs to the first floor and a door to the lounge.

LOUNGE

12' 11" x 13' 7" (3.96m x 4.16m) Wall mounted electric fire, laminate flooring, under-stair storage cupboard, uPVC double glazed window, double radiator, TV cables and a large opening to the dining room.

DINING ROOM

14' 2" x 16' 2" (4.34m x 4.93m) Laminate flooring, storage cupboard, uPVC double glazed window, double radiator and a door leading to the kitchen.





KITCHEN

11' 0" x 6' 6" (3.36m x 2.00m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Slot in cooker, extractor canopy over, wall mounted gas combi central heating boiler, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, tiled floor, uPVC double glazed window and a doorway to the rear lobby.

REAR LOBBY

uPVC double glazed rear exit door and a door leading to the bathroom.



BATHROOM

8' 11" x 6' 6" (2.74m x 2.00m) White suite with panelled bath with thermostatic shower over, glazed screen and tiled splash-backs. Pedestal wash basin, WC, extractor fan, uPVC double glazed window and a double radiator.

FIRST FLOOR

BEDROOM 1 (TO THE FRONT)

13' 3" x 17' 4" (maximum) (4.04m x 5.29m) uPVC double glazed window, storage cupboard and a single radiator.

BEDROOM 2 (TO THE REAR)

14' 1" x 8' 10" (4.31m x 2.70m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

10' 5" x 8' 0" (3.18m x 2.44m) uPVC double glazed window and a single radiator.



EXTERNAL

TO THE FRONT

Garden enclosed by timber fence.

TO THE REAR

Yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

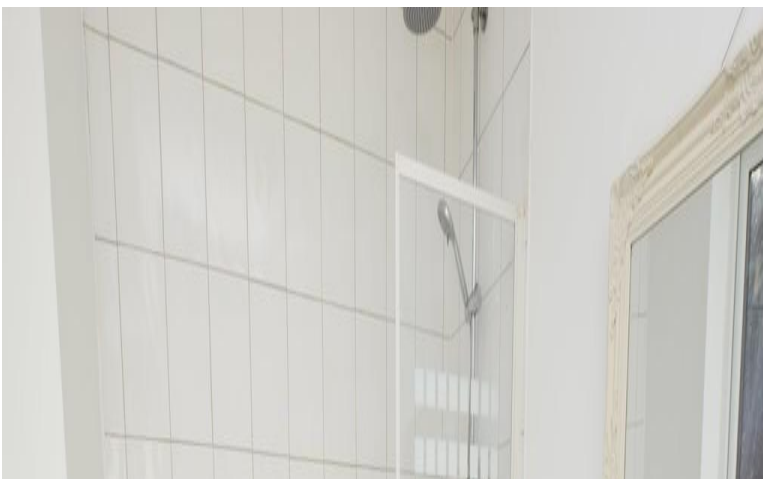
uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (44). 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





currently equates to £1,469 per annum.

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.

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 £500 PCM x 12 = £6,000 x 2.5 = £15,000) 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 £500 PCM x 12 = £6,00 x 3 = £18,000) (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.



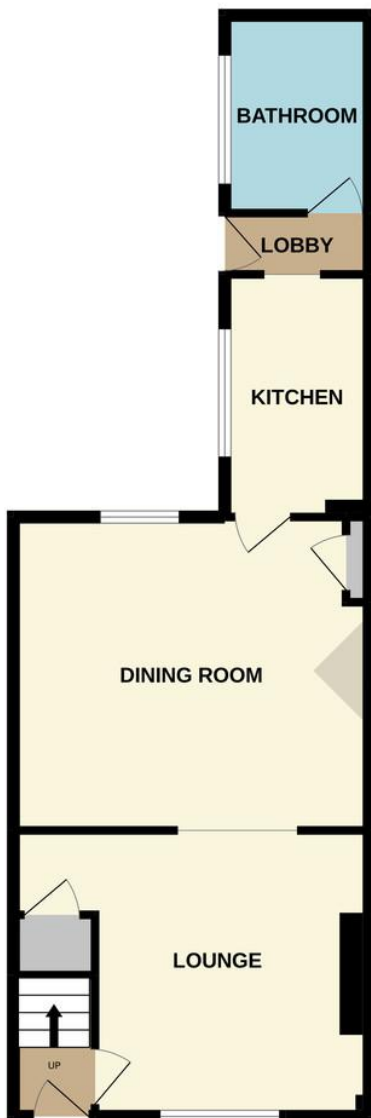
AGENTS NOTE

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
54.1 sq.m. (583 sq.ft.) approx.

1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 96.2 sq.m. (1035 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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 – 3pm

