



16 Balmoral Drive (E)

Annfield Plain

Stanley

DH9 8FE

£750 pcm

Semi Detached House

Three Bedrooms

Available Immediately

Ideal Location

Low Maintenance Garden to Rear!

Perfect Family Home!





Safe and Secure are delighted to welcome to the rental market this three bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Balmoral Drive, in the popular area of Annfield Plain, the sizable property is conveniently within in access of all local amenities.

Briefly comprising of: an entrance hall, cloakroom/WC, kitchen, lounge/diner, three spacious bedrooms, family bathroom, enclosed gardens to front and rear.

If you are interested please give our office a call on 0191 385 4477!

ENTRANCE HALL

Entrance door, staircase to first floor and radiator.

KITCHEN

11' 5" x 7' 2" (3.5m x 2.2m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric hob, combination boiler, space for washing machine and double glazed window to front.

LOUNGE

13' 5" x 13' 5" (4.1m x 4.1m) Double glazed patio door to rear, double glazed window to rear and radiator.

CLOAKROOM/WC

3' 7" x 5' 2" (1.1m x 1.6m) Low level WC and wash



hand basin.

BEDROOM 1

8' 10" x 13' 9" (2.7m x 4.2m) Two double glazed windows to front, fitted wardrobes and radiator.

BEDROOM 2

7' 6" x 10' 5" (2.3m x 3.2m) Double glazed window to rear and radiator.

BEDROOM 3

7' 6" x 6' 10" (2.3m x 2.1m) Double glazed window to rear and radiator.

BATHROOM

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed window to rear and radiator.



Local Authority
Council Tax Band
EPC Rating

TBC



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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.