



11 Waveney Gardens

Stanley
County Durham
DH9 7NE

£800 pcm

Three Bedroom
Semi-Detached
Available Immediately
Spacious
Ideal for Families
EPC Rating: D





Safe and Secure welcome to the rental market this three bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Waveney Gardens, Stanley. The deceptively spacious property benefits from being conveniently located within direct access of all local amenities and a enclosed garden to rear.

ENTRANCE HALL

Double glazed entrance door, double glazed window to front, staircase to first floor, spindle banister, understairs cupboard and radiator.

LIVING ROOM

12' 9" x 12' 9" (3.89m x 3.89m) Double glazed window to front, telephone point, television point and radiator.

KITCHEN

16' 5" x 9' 9" (5.02m x 2.98m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, extractor hood, gas cooker point, tiled walls, combination boiler, spotlights to ceiling, pantry and double glazed window to rear, double glazed door to rear and radiator.

WC

Low level wc, vanity unit, tiled walls and double window to rear.

BEDROOM ONE

9' 8" x 10' 5" (2.97m x 3.19m) Double glazed



window to rear, fitted wardrobes and radiator.

BEDROOM TWO

12' 10" x 10' 7" (3.92m x 3.24m) Double glazed window to front, fitted wardrobes, access to loft space and radiator.

BEDROOM THREE

8' 2" x 9' 8" (2.49m x 2.95m) Double glazed window to front, radiator and storage cupboard

BATHROOM

White four piece suite comprising of panelled bath, vanity unit, step in shower cubical, low level wc, radiator, extractor fan and two double glazed windows to rear.

REAR GARDEN

Enclosed rear garden, mainly paved access to brick shed with space for washing machine, gated side access.

FRONT GARDEN

Mainly paved, gravelled area, planted borders and gate.



Local Authority
Council Tax Band
EPC Rating

Durham County Council

A

D



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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.