



## Chapel Street

Stanley, Crook DL15 9SA

£675 Per Calendar Month







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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# Chapel Street

## Stanley, Crook DL15 9SA



- Spacious Three Bedroom
- EPC Grade D
- Viewing Essential

- Large Rear Garden
- UPVC Double Glazed
- En Suite Shower Room

- Extensively Fitted Kitchen
- Gas Central Heating
- Views To Rear

Welcome to Chapel Street, Stanley, Crook - a charming terraced house that could be your next dream home! This property boasts a spacious 1,033 sq ft of living space, including 1 reception room, 3 bedrooms, and 2 bathrooms, providing ample room for comfortable living.

Located in the heart of Stanley, this house offers the perfect blend of convenience and tranquility. The reception room is ideal for entertaining guests or simply relaxing with your loved ones. The 3 bedrooms provide plenty of space for a growing family or for those in need of a home office or hobby room.

With 2 bathrooms, morning rush hours will be a thing of the past, ensuring everyone can get ready for the day ahead without any hassle. The layout of this property is thoughtfully designed to cater to modern lifestyles while retaining a cosy and welcoming atmosphere.

Don't miss out on the opportunity to make this house your own and enjoy the benefits of living in a well-appointed and comfortable space. Contact us today to arrange a viewing and take the first step towards owning your ideal home in Chapel Street, Stanley, Crook.

### GROUND FLOOR

#### Entrance Hallway

With uPVC double glazed front entrance door, staircase to first floor and central heating radiator.

#### Lounge

16'02" x 14'03" (4.93 x 4.34)

With feature fireplace and inset electric fire, uPVC double glazed window, double central heating radiator, coving to ceiling, tv point and timber door to under stairs cupboard.

#### Kitchen/Dining Room

13'07" x 13'02" (4.14 x 4.01)

Fitted with a range of White High Gloss wall and base units, laminated working surfaces over, inset single drainer sink unit and mixer tap, tiled splash back, uPVC double glazed window, gas/electric cooker range with timber mantle and under lighting, glass fronted display cupboards, laminated floor, double central heating radiator, plumbing and space for washing machine and dish washer, under unit lighting and coving to ceiling.

#### Rear Entrance Vestibule

Laminated floor, central heating radiator, storage cupboard and rear entrance door.

#### Bathroom/wc

Fitted with a white suite including panelled bath having hand held shower and screen over, wc, pedestal wash hand basin, tiled splash backs, two UPVC double glazed window, double central heating radiator.

### FIRST FLOOR

#### Landing

Coving to ceiling and storage cupboard.

#### Bedroom 1

14'03" x 13'0" (4.34 x 3.96)

Having uPVC double glazed window, double central heating radiator, coving to ceiling and tv point.

#### En-Suite

With corner shower cubicle having mains shower and laminated panelled inset, wc and wash basin in vanity unit, storage under, laminated panelled ceiling and walls and chrome heated towel rail.

#### Bedroom 2

13'02" x 8'11" (4.01 x 2.72)

With uPVC double glazed window, central heating radiator, wall mounted gas boiler, coving to ceiling and tv point.

#### Bedroom 3

13'04" x 8'03" (4.06 x 2.51)

Having uPVC double glazed window, central heating radiator, coving to ceiling and tv point.

#### Exterior

Immediately to the rear of the property there is an enclosed yard with large timber storage shed with power and lighting, security lighting and external water supply. A timber gate leads to a large garden mainly laid to lawn with hard standing. There is a right of access for residents over the rear lane which leads to the garden.

#### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9600-3439-0022-3326-3743>

EPC Grade D

#### Holding Deposit/Tenant Info

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.

3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

#### Reposit-Rent Without Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good

Council Tax: Durham County Council, Band: A Annual price: £1,547.03 (Maximum 2024)

Energy Performance Certificate Grade D

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

#### Disclaimer

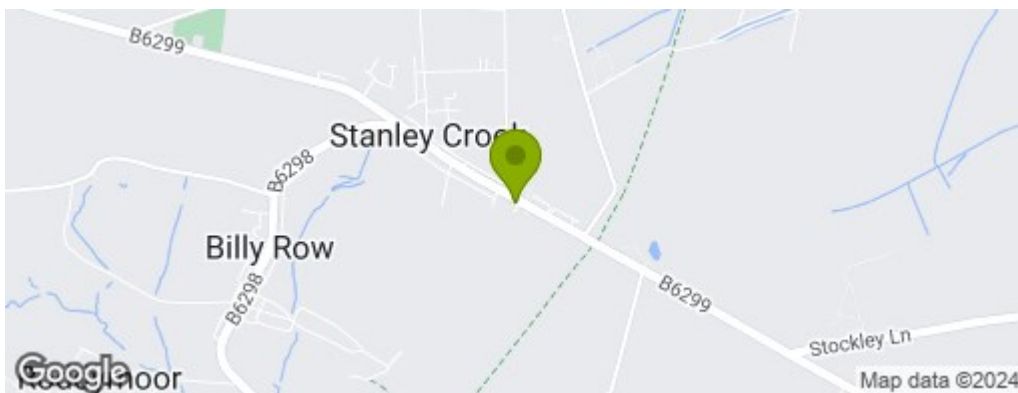
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GROUND FLOOR  
658 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for any prospective purchase. The services, quantities and specifications shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Council Tax Band C - Durham County Council

Tenure - Freehold

\*\*\*\* VIEWING IS ESSENTIAL \*\*\*\*

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