



**david bailes**  
property professionals

Rose Avenue,  
South Moor, Stanley, DH9 7RB

- 2 Bedroom Mid Terrace
- Well presented
- Modern Fitted Kitchen With Cooker
- All New Flooring And Carpets

**£460 pcm**  
EPC Rating D  
Holding Deposit £106  
Bond £530





## Property Description

A 2 bedroom mid terraced house which has been fully refurbished. Briefly comprising a lobby, lounge, dining room, modern kitchen, first floor landing, two double bedrooms and a bathroom. Garden to front and self-contained yard to the rear. New carpets and freshly decorated. Gas combi central heating, uPVC double glazing, EPC rating D.

### ENTRANCE LOBBY

uPVC double glazed door.

### LOUNGE

15' 7" x 10' 0" (4.76m x 3.06m) uPVC double glazed bay window, radiator, open archway to the dining room.

### DINING ROOM

15' 7" x 11' 2" (4.76m x 3.41m) Staircase to the first floor, under stair storage cupboard, radiator, uPVC double glazed window.



## KITCHEN

7' 4" x 5' 8" (2.26m x 1.74m) A new fitted kitchen with wall and base units, slot in gas cooker, work tops with tiled splash backs, extractor canopy, space for 500mm fridge/freezer, space for a washing machine, uPVC double glazed window, gas combi central heating boiler.

## FIRST FLOOR

Landing, loft access.

## BEDROOM 1

15' 7" x 10' 11" Max (4.76m x 3.34m) A spacious main bedroom with uPVC double glazed window, radiator.



## BEDROOM 2

11' 2" x 9' 4" (3.41m x 2.86m) uPVC double glazed window, radiator.

## BATHROOM

6' 1" x 5' 9" (1.87m x 1.77m) Panel bath with electric shower over, fully tiled walls, WC, pedestal wash basin, radiator, uPVC double glazed window.

## EXTERNAL

To front - small lawn garden. to rear - enclosed yard with access gate.

## COSTS

Rent: £460 PCM

Bond: £530

Holding Deposit: £106

Minimum Tenancy Term: 12 months



## 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 £460 PCM x 12 = £5,520 x 2.5 = £13,800) 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 £460 PCM x 12 = £5,520 x 3 = £16,560) (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.

#### 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.

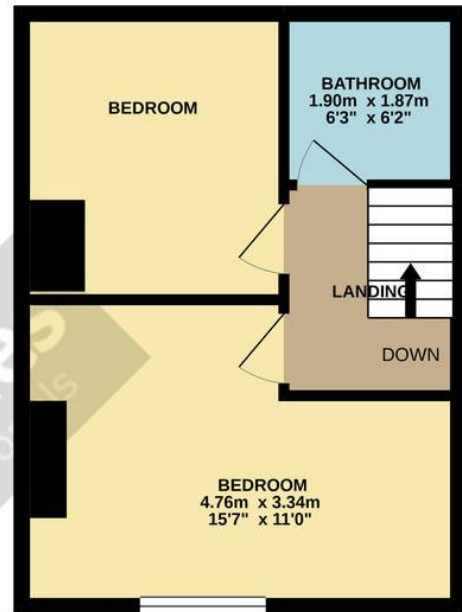




GROUND FLOOR  
35.0 sq.m. (376 sq.ft.) approx.

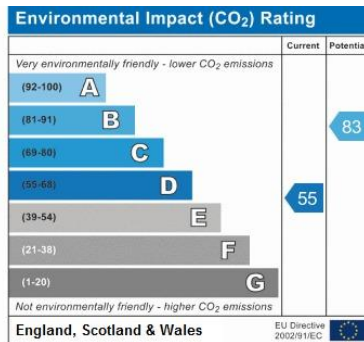
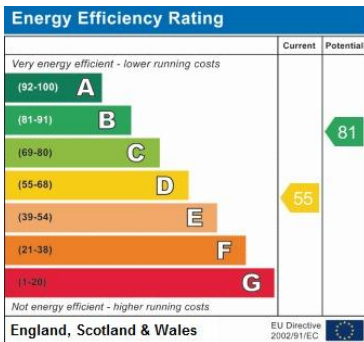


1ST FLOOR  
29.7 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 64.6 sq.m. (696 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 Metropix ©2020



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

