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property professionals

**Balmoral Drive,  
Catchgate, Stanley, DH9 8FE**

- 2 Bedroom Semi Detached
- Well Presented Home
- Large Rear Lawn Garden
- Allocated Parking Space

**£500 pcm**  
EPC Rating C  
Holding Deposit £115  
Bond £500





## Property Description

A well presented 2 bedroom semi detached, located within this modern estate at the end of a cul de sac. The property benefits from one allocated off street parking and a large rear lawn garden with side access. Accommodation comprises of entrance hallway, WC, kitchen with integrated cooking appliance, lounge with patio door to the garden. To the first floor are 2 bedrooms (one with fitted wardrobe) and bathroom. EPC Rating C.

### ENTRANCE HALLWAY

Wooden entrance door to a long hallway with laminate flooring and radiator installed.

### WC

WC with wash hand basin, radiator, extractor fan.

### KITCHEN

11' 9" x 6' 1" (3.58m x 1.85m) Fitted with a range of wall and base units, complimentary work tops, integrated oven and gas cooking hob, extractor unit over, sink and drainer, integrated washing machine,



space for tall fridge freezer, gas combi central heating boiler, uPVC double glazed window, vinyl flooring, radiator.

#### LOUNGE

12' 6" x 11' 10" (3.81m x 3.61m) uPVC double glazed sliding patio door to the rear garden, uPVC double glazed window, radiator.

#### FIRST FLOOR

Landing, loft access.

#### BEDROOM 1

12' 6" x 11' 3" (3.81m x 3.43m) A good sized room with wardrobes and over stair base storage area, radiator, uPVC double glazed window.



#### BEDROOM 2

10' 0" x 6' 5" (3.05m x 1.96m) uPVC double glazed window, radiator.

#### BATHROOM

Panel bath with thermostatic shower over, WC, PVC panel splash backs, pedestal wash basin, vinyl flooring, uPVC double glazed window.

#### EXTERNAL

To front - open plan lawn garden with paved pathway. One allocated parking bay. To rear - Large lawn garden with paved pathway leading to the side access gate.



#### COSTS

Rent: £500 PCM

Security Deposit: £500

Holding Deposit: £115

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 £400 PCM x 12 = £4,800 x 2.5 = £12,000) 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 £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

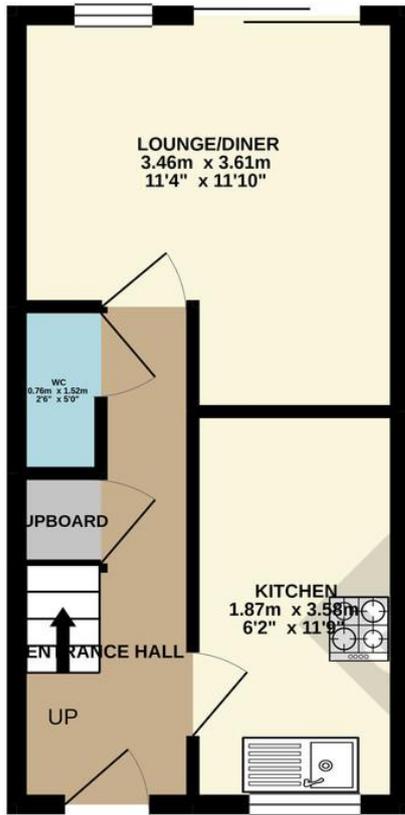
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

### VIEWINGS

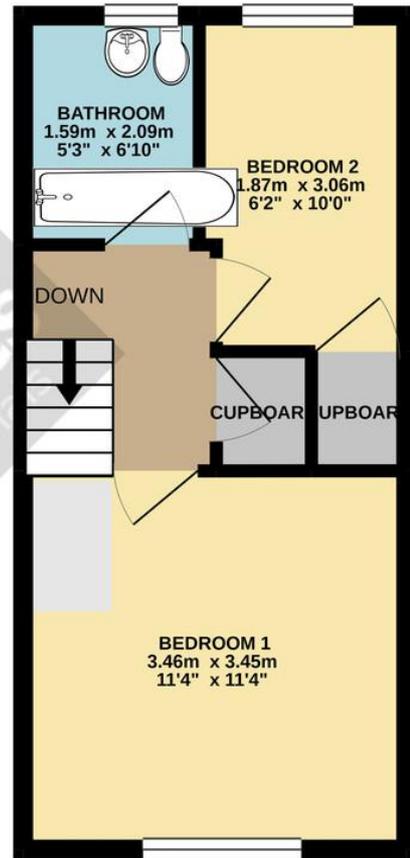
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need 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  
24.9 sq.m. (268 sq.ft.) approx.

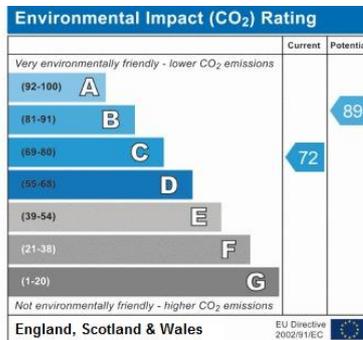
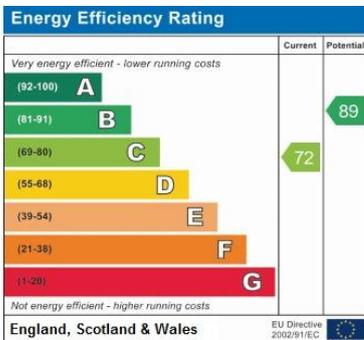


1ST FLOOR  
26.3 sq.m. (283 sq.ft.) approx.



TOTAL FLOOR AREA: 51.1 sq.m. (550 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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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

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