



**david bailes**  
property professionals

**Wordsworth Gardens,**  
Dipton, Stanley, DH9 9LF

- 3 Bedroom Mid Terrace
- Lovely Cosy Home
- Kitchen With Cooking Appliances
- Spacious Lounge/Diner With Feature Fireplace

**£750 pcm**  
EPC Rating TBC  
Holding Deposit £173  
Security Deposit £865





## Property Description

Located within a popular, a well presented 3 bedroom mid terrace offering a lovely spacious family home. The property is warmed by gas combi central heating and benefits from full uPVC double glazing throughout.

The layout comprises an entrance hallway, ground floor WC, and a generous lounge/diner stretching the length of the property, complete with a feature fireplace. The kitchen includes integrated cooking appliances, fridge/freezer and leads to an enclosed rear entrance area which provides access to a useful outbuilding containing a utility room and separate storage cupboard.

To the first floor are three good sized bedrooms, a modern wet room, and two additional storage cupboards positioned off the landing.

Externally, the property enjoys an enclosed front garden and a low maintenance block-paved rear garden ideal for families seeking secure outdoor





space. On street parking is available nearby. EPC Rating: TBC.

This is a fantastic opportunity to rent a comfortable family home in a well-regarded location close to local schools, amenities and road links

#### ENTRANCE HALLWAY

12' 8" Max x 6' 10" (3.88m x 2.09m) uPVC double glazed entrance with two side double glazed windows, laminate flooring, radiator, staircase to the first floor.

#### WC

6' 0" x 3' 10" (1.84m x 1.19m) WC, wash basin with storage unit, fully tiled walls, vinyl flooring, uPVC double glazed window.



#### LOUNGE/DINER

22' 5" x 10' 5" (6.85m x 3.18m) A long spacious room extending the full width of the house with uPVC double glazed windows to the front and rear, feature fireplace with electric fire and two radiators.

#### KITCHEN

11' 0" x 9' 3" (3.37m x 2.82m) Fitted with wall and base units, complimentary work tops with tiled splash backs, integrated oven and grill with electric cooking hob, extractor canopy, sink and drainer with mixer tap, plumbed in washing machine (to be left and gifted to the tenant, and tenants responsibility to replace and dispose if broken), integrated fridge/freezer, radiator, laminate flooring, uPVC double glazed window and exit door.



#### REAR ENCLOSURE

7' 1" x 4' 5" (2.16m x 1.36m) uPVC double glazed entrance door, prospects roof covering, tiled flooring.

#### UTILITY/STORAGE ROOM

9' 11" x 6' 11" (3.03m x 2.12m) Access wooden door to an L-shaped room with fitted wall and base units, work top, power points and lighting. Under bench freezer (to be left and gifted to the tenant, and tenants responsibility to replace and dispose if broken). storage shelving.



#### STORAGE ROOM

3' 3" x 2' 9" (1.01m x 0.84m) Access wooden door to a useful storage cupboard.

#### FIRTS FLOOR

Landing, storage cupboard, large walk in storage cupboard with shelving and housing the gas combi central heating boiler.

#### BEDROOM 1

10' 5" x 9' 6" (3.19m x 2.91m) uPVC double glazed



window, radiator, built in cupboard with hanging rail.

#### BEDROOM 2

10' 6" x 10' 5" (3.21m x 3.20m) uPVC double glazed window, radiator, built in cupboard with hanging rail.

#### BEDROOM 3

9' 6" x 8' 0" (2.92m x 2.45m) uPVC double glazed window, radiator.

#### WET ROOM

11' 1" x 6' 1" (3.38m x 1.87m) A spacious room with fully tiled walls, PVC panel ceiling and wet room flooring, WC, pedestal wash basin, shower area with glazed doors, curtain and rail, thermostatic shower over, three high level uPVC double glazed windows, extractor fan.

#### EXTERNAL

To front - gravelled garden with concrete pathway, enclosed by fencing with access gate.

To rear - low maintenance block paved garden enclosed by fencing with access gate.

#### COSTS

Rent: £750 PCM

Security Deposit: £865

Holding Deposit: £173

Minimum Fixed Term: 6 Months

Council Tax Band: A

#### 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 £750 PCM x 12 = £9,000 x 2.5 = £22,500) 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

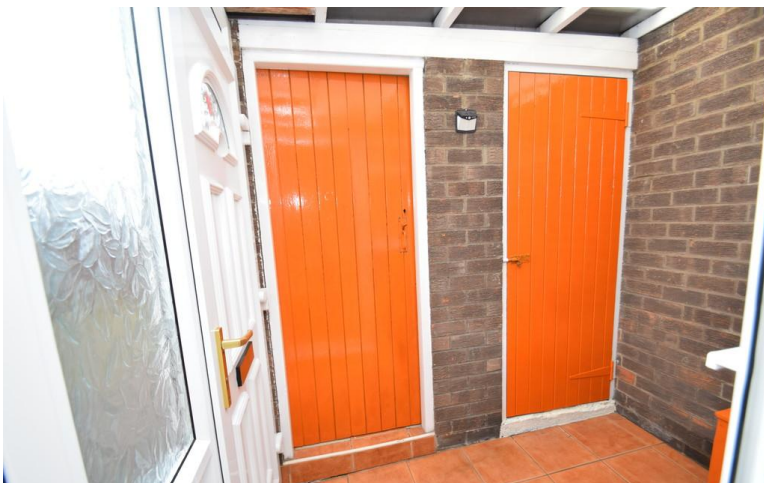




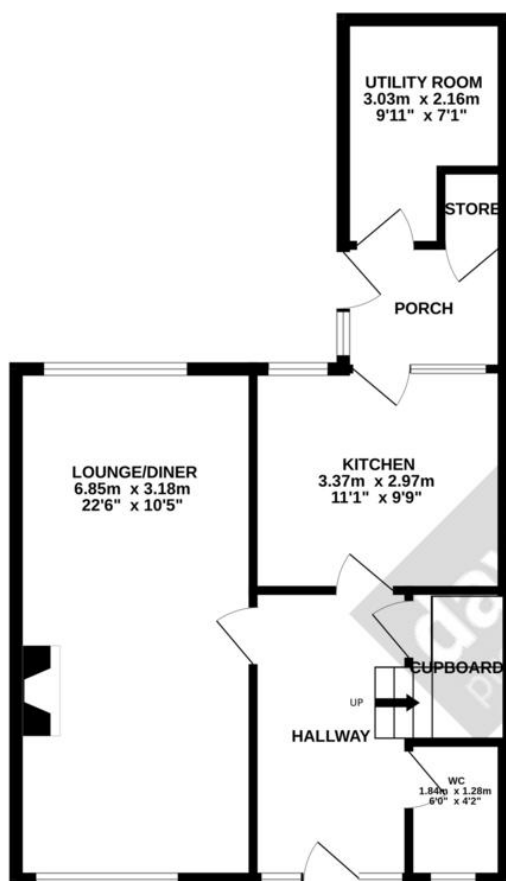
times the yearly rent.

(Example: Rent of £750 PCM x 12 = £9,000 x 3 = £27,000) (or hold savings or pension(s) equal or more than this amount)

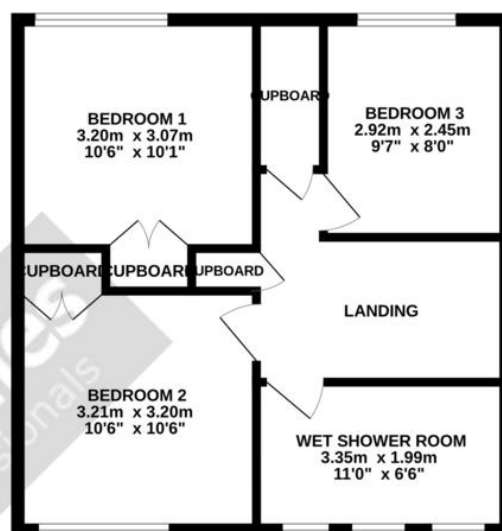
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR  
54.4 sq.m. (585 sq.ft.) approx.



1ST FLOOR  
44.8 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA: 99.2 sq.m. (1068 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 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 are advised to recheck the measurements

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)  
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)  
01207231111

Mon – Fri 9am – 5.30pm  
Sat – 9am – 1pm

