



## Mendip Terrace

Stanley DH9 6QP

£850 Per Month





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# Mendip Terrace

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Welcome to this beautifully refurbished three-bedroom semi-detached home located on Mendip Terrace in the charming area of Stanley. This property has been thoughtfully upgraded to provide modern comforts while retaining its character.

As you enter, you are greeted by a spacious entrance hall leading to the lounge, which is perfect for relaxation, while the separate dining room offers an ideal space for entertaining guests or enjoying family meals. The heart of the home is the stylish, refitted white kitchen, which comes complete with a built-in hob, oven, and extractor, making it a delight for any cooking enthusiast.

On the first floor, you will find three generously sized bedrooms, each offering ample space for personalisation. The refitted bathroom is equipped with a WC and shower, ensuring convenience for all residents.

This property benefits from UPVC double glazed windows, providing energy efficiency and noise reduction, as well as gas central heating via a combination boiler for warmth during the colder months. Additionally, the inclusion of solar panels highlights the home's commitment to sustainability and will reduce the costs substantially on your electricity bills.

Available immediately and offered unfurnished, this delightful home is ready for you to make it your own. Do not miss the opportunity to view this exceptional property; please call 0191 3729898 to arrange a viewing.

EPC rating

## ENTRANCE HALL

### LOUNGE

13'10" x 11'3" (4.22m x 3.43m)

### DINING ROOM

11'6" x 10'8" (3.51m x 3.25m)

### KITCHEN

11'6" x 9' (3.51m x 2.74m)

## FIRST FLOOR

### BEDROOM 1

11'5" x 11'3" (3.48m x 3.43m)

### BEDROOM 2

12'1" x 10'2" (3.68m x 3.10m)

### BEDROOM 3

8'5" x 8' (2.57m x 2.44m)

## BATHROOM/WC/SHOWER

## OUTSIDE

### HOLDING DEPOSIT

#### Holding Deposit

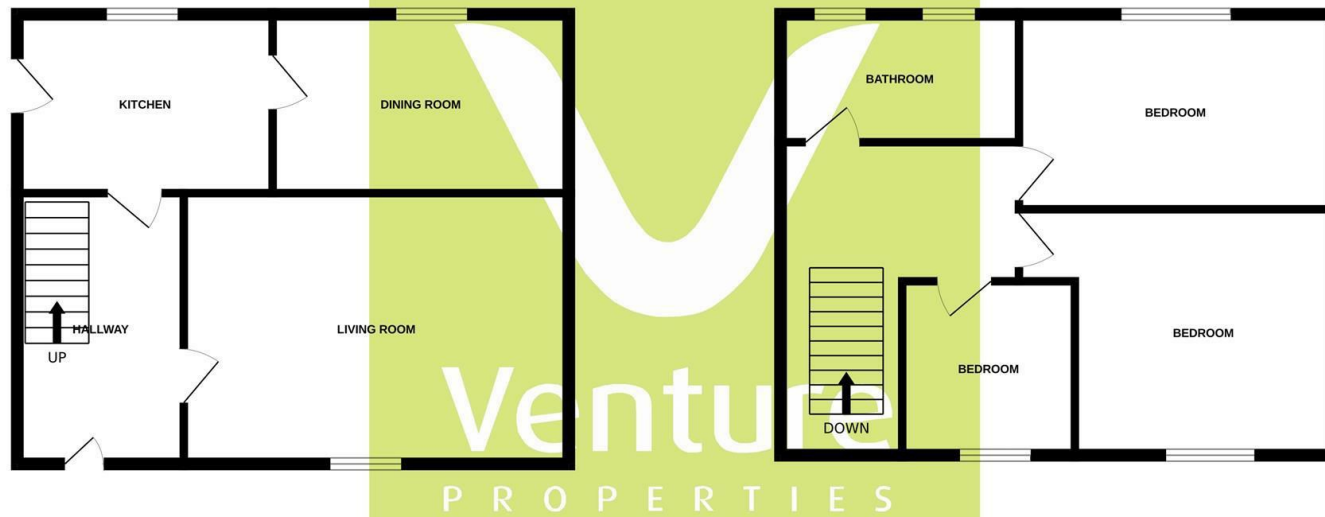
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be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

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

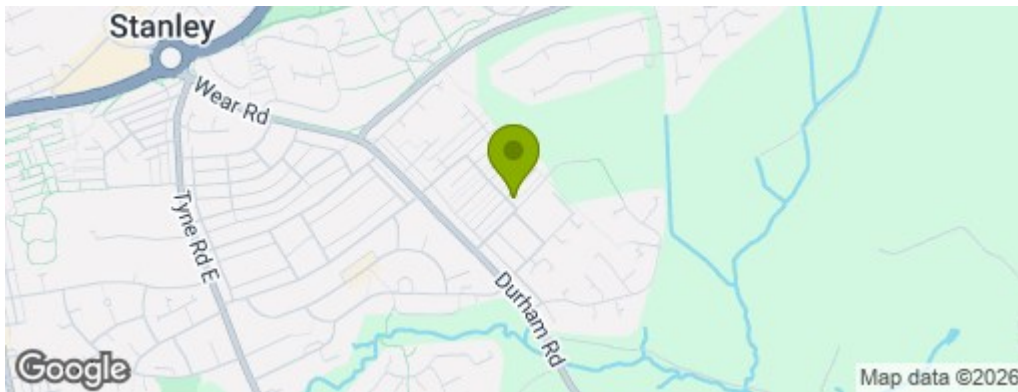
\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

GROUND FLOOR

1ST FLOOR



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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## Property Information

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