



Paragon Street

Stanhope DL13 2NN

£700 Per 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Viewing Essential
- EPC Grade D
- UPVC Double Glazed

- Three Bedroom Semi
- Two Receptions Rooms
- Gas Central Heating

- Lovely Dales Village
- Good Sized Corner Plot
- Close To Amenities

Paragon Street, Stanhope - a charming location that could be the perfect setting for your new home! This delightful semi-detached house offers a generous 915 sq ft of living space, including 2 reception rooms, 3 bedrooms, and 1 bathroom.

Upon entering the property, you are greeted by the warm and inviting atmosphere of the reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The well-appointed bedrooms provide ample space for a growing family or those in need of a home office or guest room.

Situated in a sought-after area, this property boasts not only a convenient layout but also a prime location that offers easy access to local amenities, schools, and transport links. Whether you're looking to settle down or invest in a promising property, this house on Paragon Street presents a wonderful opportunity to create a place to call your own.

Ground Floor

Entrance Hallway

UPVC double glazed window, double central heating radiator and staircase to the first floor

Lounge

15'01" x 10'10" (4.60 x 3.30)

With fireplace, tiled inset and hearth, electric fire, UPVC double glazed window, double central heating radiator and coving to ceiling

Dining Room

10'11" x 10'06" (3.33 x 3.20)

UPVC double glazed window, central heating radiator and fitted cupboard

Kitchen

11'10" x 6'10" (3.61 x 2.08)

With a range of wall and base units, laminated working surfaces over, inset single drainer sink unit, tiled splash backs, UPVC double glazed window, double central heating radiator, plumbing and space for washing machine, wall mounted gas boiler and gas cooker point

First Floor

Landing

Spindle balustrade, UPVC double glazed window and loft access

Bedroom 1

12'03" x 10'11" (3.73 x 3.33)

UPVC double glazed window, central heating radiator and fitted wardrobes

Bedroom 2

11'11" x 10'11" (3.63 x 3.33)

UPVC double glazed window, central heating radiator and fitted wardrobes

Bedroom 3

10'06" x 6'11" (3.20 x 2.11)

UPVC double glazed window, central heating radiator

Bathroom/wc

With a white suite including panelled bath, wc pedestal wash hand basin, central heating radiator, opaque UPVC double glazed window and tiling to half height

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.

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.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8906-0107-7322-3926-6203>

General information

Tenure: Freehold

Gas and Electricity: Pre payment

Sewerage and water: Pre payment

Broadband: Ultrafast broadband is available (Highest available download speed: 1000 Mbps / Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Good

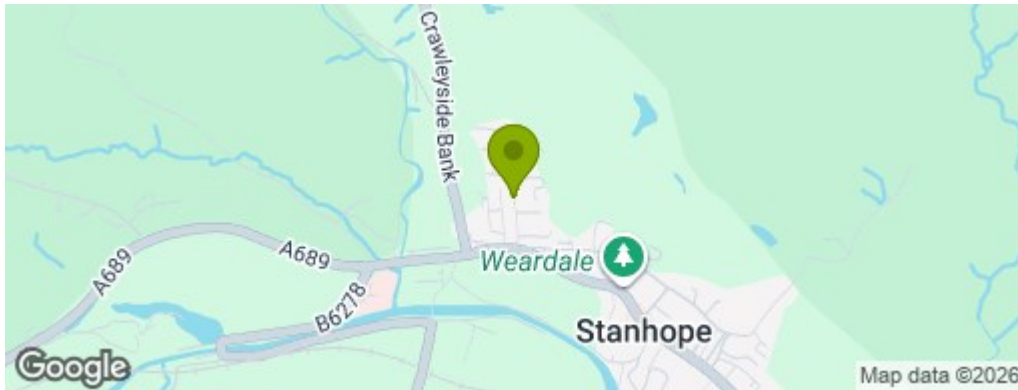
Council Tax: Durham County Council, Band: A Annual price: £1621

Energy Performance Certificate Grade D

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

DISCLAIMER

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



Property Information

Durham County Council - Council tax band A
Tenure- Freehold

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