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property professionals

Fines Park,
Annfield Plain, Stanley, DH9 8QX

- End terraced house
- 2 double bedrooms
- Off street parking no chain
- Virtual tour available

£450 pcm
EPC Rating C (70)
Holding Deposit £103
Bond £450





Property Description

A well presented two bedroom end terraced house available with off street parking. The accommodation comprises a generous lounge, kitchen/diner with integrated appliances, rear lobby and WC. First floor landing, two double bedrooms, bathroom and good storage options. Paved patio to the front and off street parking to the rear. EPC rating C (70). Virtual tour available.



LOUNGE

13' 0" x 16' 11" (3.98m x 5.17m) Plus an entrance lobby area A generous room with lots of natural light. Entrance lobby area (1.30m x 1.74m) with uPVC double glazed French doors, additional matching window in the main area. Laminate flooring, wall light, coving, staircase to the first floor, central heating double radiators, TV aerial point, telephone point and a glazed door to the kitchen/diner.



KITCHEN/DINER

10' 4" x 16' 11" (3.17m x 5.17m) Fitted with a range of wall and base units with contrasting laminate worktops which extends to create a breakfast bar. Integrated fan assisted electric oven/grill, inset four ring gas hob with illuminated extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, integrated dishwasher and washing machine and space for a freestanding fridge/freezer. uPVC double glazed window, under-stair storage cupboard, central heating double radiator, coving, inset LED spotlights, space for a dining table and a glazed door to the rear lobby and WC.



REAR LOBBY

4' 0" x 3' 8" (1.22m x 1.14m) Composite double glazed rear exit door, inset spotlight and a door to the ground floor WC.

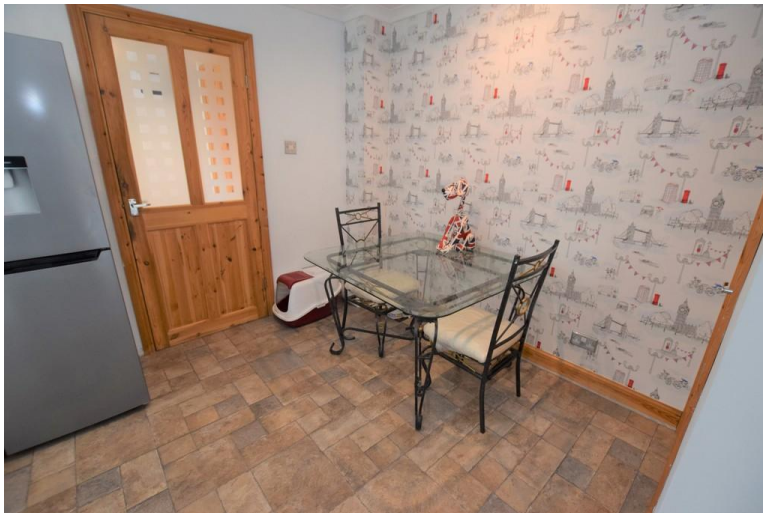
WC

4' 0" x 2' 11" (1.22m x 0.90m) Wash basin set within laminate worktop, WC, PVC panelled walls and ceiling with inset LED spotlight.

FIRST FLOOR

LANDING

7' 4" x 5' 6" (2.24m x 1.70m) Airing cupboard housing the gas combi central heating boiler, loft access hatch and doors leading to the bedrooms and bathroom.

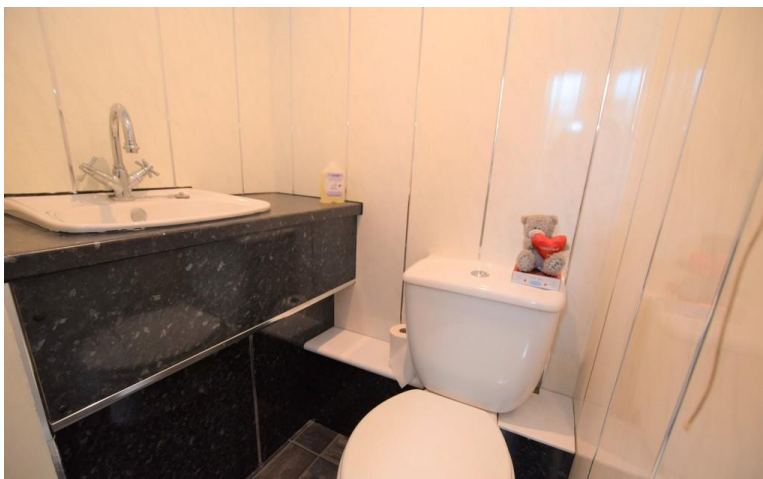


BEDROOM 1 (TO THE FRONT)

10' 4" x 13' 8" (3.15m x 4.17m) Sliding mirrored wardrobe, additional storage cupboard, large recess, uPVC double glazed window, coving, LED spotlights, TC aerial point, central heating single radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

10' 7" x 8' 6" (3.23m x 2.60m) Built-in storage cupboard with hanging rail, central heating single radiator, TV aerial point, coving, inset spotlights and a uPVC double glazed window.



BATHROOM

5' 6" x 8' 1" (1.68m x 2.48m) A white suite featuring a P-shaped bath with curved glazed screen and a boiler-fed mains shower over. Tiled splash-backs, pedestal wash basin, WC, chrome towel radiator, PVC panelled ceiling with inset LED spotlights and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Paved patio enclosed by timber fence.



TO THE REAR

Block paved driveway providing off street parking, electric car charger, electric socket and cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWING

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.

COSTS

Rent: £450 PCM

Bond: £450

Holding Deposit: £103

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 £450 PCM x 12 = £5,400 x 2.5 = £13,500) 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 £450 PCM x 12 = £5,400 x 3 = £16,200) (or hold savings or pension(s) equal or more than this amount)

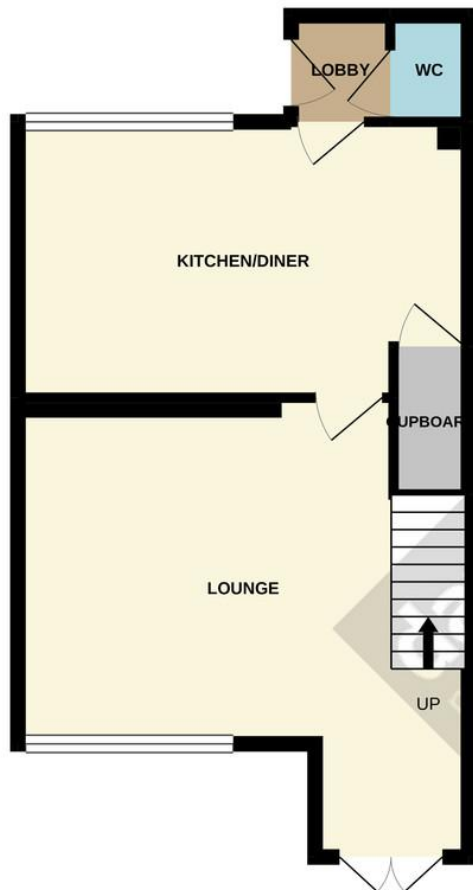
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

AGENTS NOTE

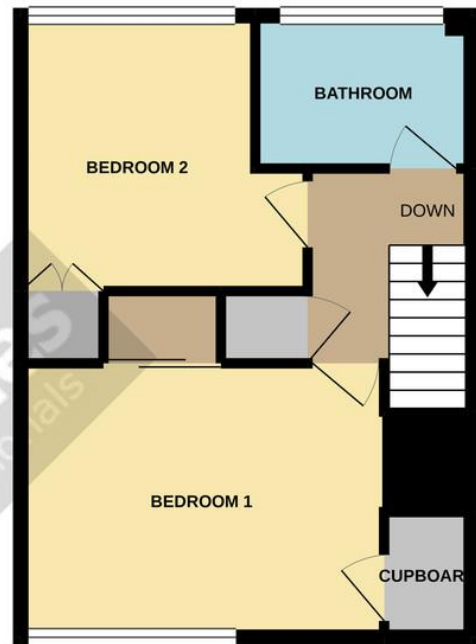
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



GROUND FLOOR
41.2 sq.m. (443 sq.ft.) approx.

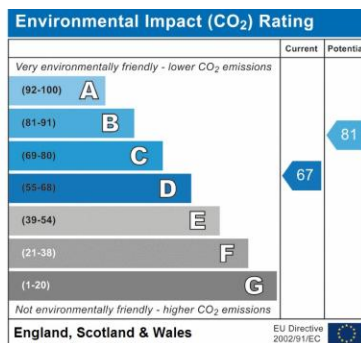
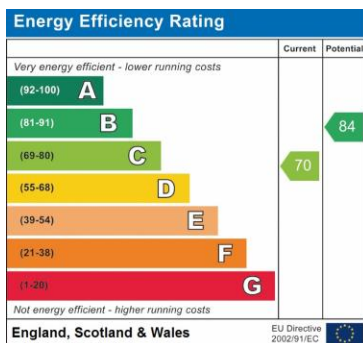


1ST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (828 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 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

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