



**david bailes**  
property professionals

**Bircham Street,**  
South Moor, Stanley, DH9 7AE

- 2 Bedroom Mid Terrace
- Spacious Family Home
- All New Carpets
- New Kitchen

**£450 pcm**  
EPC Rating E  
Holding Deposit £103  
Bond £450





## Property Description

An extended and spacious two bedroom terraced house benefitting from two receptions rooms, a newly installed kitchen, shower room on the ground floor and bathroom on the first floor. The accommodation comprises an entrance lobby, hallway, lounge, dining room, kitchen, rear lobby, shower room/WC, first floor landing, two double bedrooms and a bathroom. Self-contained yard to the rear, gas combi central heating, EPC rating E.

### LOBBY

3' 10" x 3' 2" (1.17m x 0.98m) uPVC double glazed entrance door, coving and a door leading to the hallway.

### HALLWAY

12' 7" x 3' 2" (3.85m x 0.98m) Central heating single radiator, coving, under-stair storage cupboard and a door leading to the dining room.

### DINING ROOM





12' 4" x 11' 10" (3.78m x 3.62m) uPVC double glazed window, central heating double radiator, storage cupboard, telephone point, coving, doors to the kitchen, stairs and twin doors to the lounge.

#### LOUNGE

12' 4" x 11' 6" (3.78m x 3.53m) uPVC double glazed window, central heating double radiator, coving and a TV aerial cable.

#### KITCHEN

11' 11" x 6' 1" (3.64m x 1.87m) A newly installed kitchen with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with illuminated extractor canopy over. Sink with vegetable drainer and mixer tap, plumbed for a washing machine and space for a tall fridge/freezer. Tiled floor, uPVC double glazed window, coving, central heating double radiator and a door leading to the rear lobby.



#### REAR LOBBY

2' 8" x 6' 1" (0.83m x 1.87m) Tiled floor, coving, uPVC double glazed rear exit door and a door leading to the shower room/WC.

#### SHOWER ROOM/WC

5' 11" x 6' 1" (1.81m x 1.87m) Glazed cubicle with electric shower, pedestal wash basin, WC, tiled splash-backs, tiled floor, uPVC double glazed frosted window and a central heating double radiator.



#### STAIRCASE

A door off the dining room leads to the first floor staircase.

#### FIRST FLOOR

##### LANDING

Loft access hatch, coving and doors leading to the bedrooms and bathroom.

##### BEDROOM 1 (TO THE REAR)

12' 11" x 15' 2" (maximum) (3.96m x 4.63m) Wall mounted gas combi central heating boiler, uPVC double glazed window, central heating single radiator and coving.

##### BEDROOM 2 (TO THE FRONT)

12' 10" x 10' 0" (3.93m x 3.05m) uPVC double glazed window, central heating single radiator and coving.

#### EXTERNAL

Self-contained yard to the rear.

#### HEATING





Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### 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.

#### COSTS

Rent: £450 PCM

Holding Deposit: £103.00

Security Deposit: £450

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)

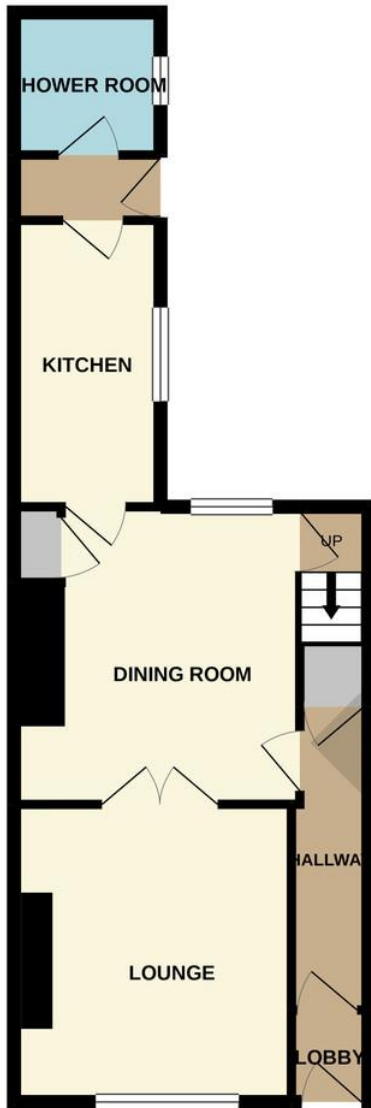
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your



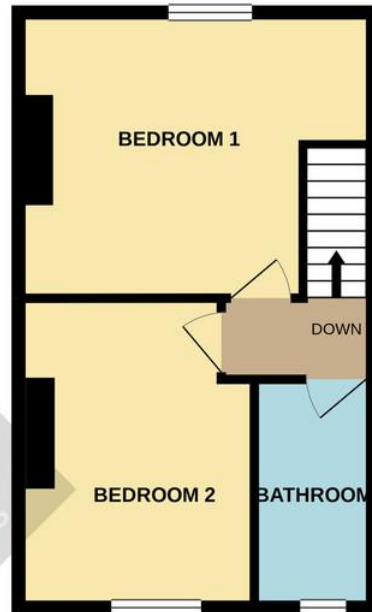
employment position is temporary, you will require a guarantor in a permanent contract of employment.



GROUND FLOOR  
44.0 sq.m. (474 sq.ft.) approx.



1ST FLOOR  
33.0 sq.m. (355 sq.ft.) approx.



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TOTAL FLOOR AREA : 77.0 sq.m. (829 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		

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

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