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property professionals

Shield Row Gardens,
Stanley, DH9 8RE

- 3 Bedroom Mid Link
- Enclosed Lawn Rear Garden
- Spacious Family Home
- Kitchen With Integrated Cooking Appliance

£495 pcm
EPC Rating D
Holding Deposit £114
Bond £495





Property Description

Located within a popular estate in Shield Row, we offer for rent a spacious 3 bedroom mid link providing an ideal home for a growing family. The property is warmed by gas combi central heating and full uPVC double glazing. Benefits from an enclosed rear lawn garden and parking is available to the front of the property. Briefly comprises of entrance hallway with large walk in cupboard and ground floor WC, lounge with fireplace, separate dining room, kitchen with integrated cooking appliance. To the first floor are 3 good sized bedrooms and family bathroom.

COSTS

Rent: £495

Security Deposit: £495

Holding Deposit: £114

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.

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.



ENTRANCE HALLWAY

11' 4" x 9' 7" (3.46m x 2.94m) uPVC double glazed door opening to an L-shaped room, laminate flooring, radiator, under stair storage area, staircase to the first floor.

STORAGE CUPBOARD

13' 2" x 10' 1" (4.02m x 3.08m) A large L-shaped walk in storage cupboard.

LOUNGE

15' 6" x 10' 1" (4.74m x 3.08m) Feature fireplace with electric fire, radiator, uPVC double glazed window.





DINING ROOM

8' 9" x 8' 1" (2.69m x 2.47m) uPVC double glazed patio doors to the rear garden, radiator.

KITCHEN

8' 9" x 7' 10" (2.69m x 2.39m) Fitted with a range of wall and base units, complimentary work tops, integrated double oven and grill, extractor unit over, gas cooking hob, sink and drainer with mixer tap, space for washing machine and tall fridge freezer, uPVC double glazed window.

FIRST FLOOR

Landing, newel post and spindle staircase, storage cupboard, loft access.

BEDROOM 1

12' 9" x 9' 7" (3.89m x 2.93m) uPVC double glazed window, radiator, storage cupboard housing the gas combi central heating boiler.

BEDROOM 2

8' 10" x 7' 3" (2.70m x 2.22m) uPVC double glazed window, radiator, built in storage cupboard.

BEDROOM 3

9' 7" x 8' 11" (2.93m x 2.73m) uPVC double glazed window, radiator.

BATHROOM

6' 3" x 5' 5" (1.93m x 1.67m) Panel bath with electric shower over, bi-fold shower screen, WC, pedestal wash basin, fully tiled walls, wall mounted mirrored cupboard, uPVC double glazed window, radiator.

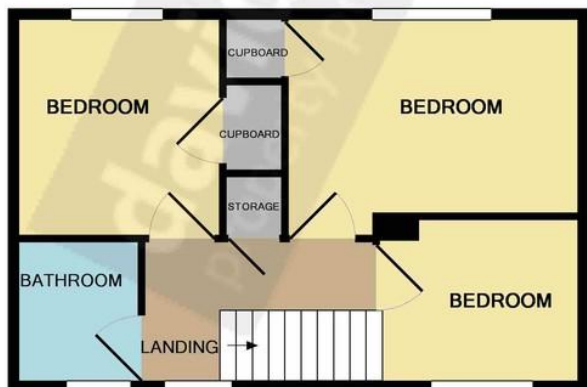
EXTERNAL

To front - open plan block paved garden with footpath access to either end of the street. To rear - enclosed lawn garden with fencing and access gate, timber decked patio area.





GROUND FLOOR
APPROX. FLOOR
AREA 41.4 SQ.M.
(445 SQ.FT.)




1ST FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(387 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.3 SQ.M. (832 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			77
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			63
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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