GORDON BROWN
SALES & LETTING









34 Wear Road, Stanley, DH9 6HJ

£450 Per Calendar Month

Well presented and maintained throughout, semi-detached house situated on Wear Road within this central location. the property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises: entrance hallway, living room with open access into the dining room, breakfasting kitchen with an integrated oven, bathroom, The first floor landing provides access into the master bedroom and two further bedrooms with pleasant views to the rear. There is a double driveway to the front of the home and a garden to the rear which is laid to lawn. Viewings are recommended to appreciate this sensibly priced home.

Entrance Hallway
A uPVC front entrance door provides access into the hallway which has a tiled floor, radiator, and a staircase leading to the first floor.

Living Room
12'11" x 12'2" (3.96 x 3.72)




Laminate flooring, under stair storage, radiator, window overlooking the front aspect, open access into the dining room.

Dining Room
11'9" x 7'1" (3.60 x 2.18)
Tiled floor, radiator, open access into the kitchen.

Kitchen
16'4" x 7'1" (4.98 x 2.18)





Base and eye level units with contrasting work surfaces, integrated oven, electric hob and chimney style cooker hood, circular stainless steel sink, breakfast bench, wall mounted Baxi boiler, splash tiling, tiled floor, radiator, window and a uPVC exit door to the rear.

First Floor
Landing with loft access and a window to the side.

Master Bedroom
17'9" x 9'3" (5.42 x 2.84)




Radiator, window overlooking the front elevation.

Bedroom Two
9'9" x 8'8" (2.98 x 2.66)



Radiator, window overlooking the rear aspect offering views.

Bedroom Three
8'9" x 7'3" (2.69 x 2.23)



Radiator, window overlooking the rear aspect.

Bathroom



Tiled panelled bath with electric shower over, pedestal hand wash basin, low level w/c, splash tiling, tiled floor, towel warmer, window to the side.

External



There is a double width driveway to the front and a garden to the rear which is laid to lawn.

Agent Note

Holding Fee:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

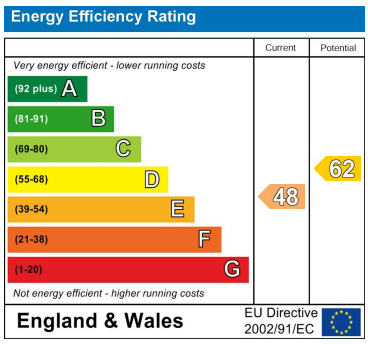
Upfront Costs:
1 Months rent upfront
1 Months rent bond to be held in secure bond scheme

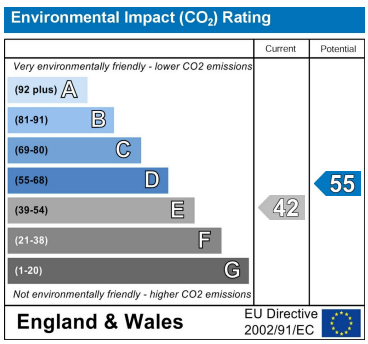
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser 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 an representation or warranty in respect of the property.

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