



Beamish Rise

Stanley DH9 0UH

£985 Per Calendar Month





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Beamish Rise

Stanley DH9 0UH



Nestled in the charming area of Beamish Rise, Stanley, this deceptively spacious three-bedroom townhouse offers a delightful blend of modern living and picturesque countryside views. Spanning three storeys, this property is perfect for families or professionals seeking a comfortable and stylish home.

Upon entering, you are welcomed by a generous entrance hall that leads to a convenient ground floor WC. The heart of the home is the fitted kitchen, dining, and family room, which is equipped with built in appliances making it ideal for both everyday meals and entertaining guests. The first floor boasts a bright and airy lounge, featuring UPVC double glazed French doors that open onto a charming Juliet balcony, allowing you to soak in the stunning views.

The townhouse comprises three well-proportioned bedrooms, with the first floor bedroom benefitting from an en suite bathroom for added privacy. The second floor houses two further double bedrooms, one of which also includes an en suite, alongside a family bathroom, ensuring ample space for all.

Outside, the property features a garden to the rear, perfect for enjoying the fresh air, and parking for two vehicles, providing convenience for residents and visitors alike. This unfurnished home is available immediately, making it an excellent opportunity for those looking to move in without delay.

Rent £985 PCM
Holding fee £227.30
Deposit £1136.53

Council tax band - D
EPC rating - C

Do not miss the chance to view this exceptional property. Call early to secure your appointment on 0191 3729898.

ENTRANCE HALL

GROUND FLOOR WC

KITCHEN/DINING/FAMILY ROOM

FIRST FLOOR

LOUNGE
15'5" x 10' (4.70m x 3.05m)

BEDROOM
11'6" x 8'9" (3.51m x 2.67m)

EN SUITE

SECOND FLOOR

BEDROOM
11'10" x 8'5" (3.61m x 2.57m)

EN SUITE

BEDROOM

11'6" x 8'5" (3.51m x 2.57m)

BATHROOM/WC

OUTSIDE

Holding deposit and Deposit

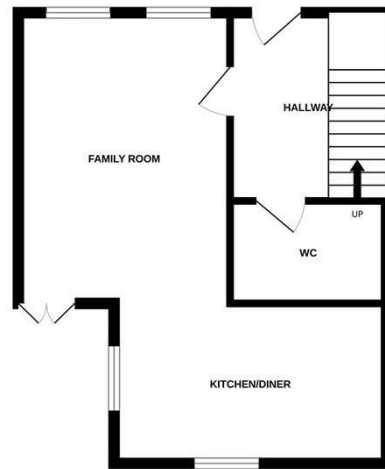
Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day 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 deposit, payable on the day you move in, equivalent to 5 weeks' rent.

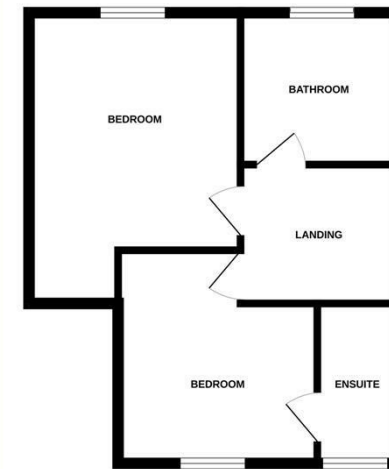
GROUND FLOOR



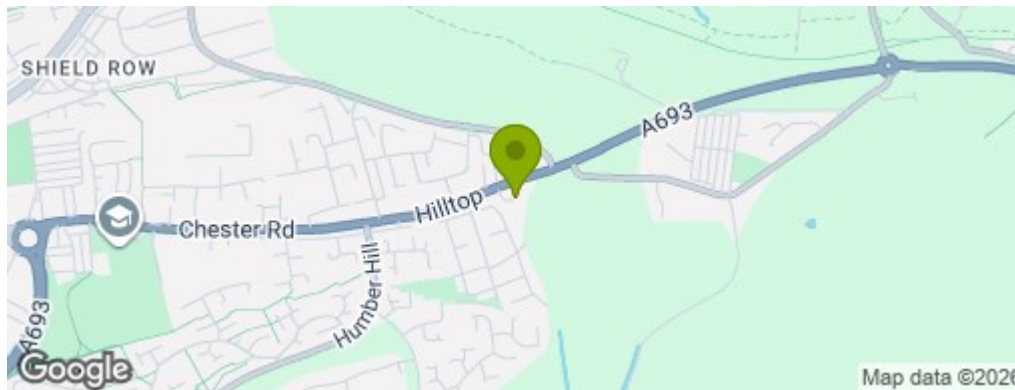
1ST FLOOR



2ND FLOOR



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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