WE SELL HOUSES - WE COULD SELL YOURS TOO WE SELL HOUSES - WE COULD SELL YOURS

N. S. BENNETT

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RICS

24 Cedar Court, Catchgate, DH9 8LY

RENT: £395.00 P.C.M.

* **3 BEDROOM END LINK**
* *UPVC double glazing*
* *Gas Central heating*
* *Gardens & off road parking*

83 Front Street
Stanley DH9 0TB
Tel 01207 236333/237803
Fax 01207 237803
Email: stanley@nsbennett.co.uk

46 Medomsley Road
Consett DH8 5HA
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1 Bridge End
Chester le Street DH3 3RE
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SITUATION AND DESCRIPTION

Attention first and family home seekers this spacious modern 3 bedroom end link with gardens must be seen.

Among its features the property offers UPVC double glazing, gas central heating, fitted kitchen, carpets and on site car parking and an early viewing is recommended.

The property is within reach or local schools, shops and the Stanley to Newcastle and Consett bus routes.

GROUND FLOOR

ENTRANCE HALL 2.06m (6'9") x 1.17m (3'10")
Radiator.

LOUNGE 3.84m (12'7") x 3.99m (13'1")
Radiator.

KITCHEN 4.88m (16'0") x 2.51m (8'3")
1 1/2 bowl stainless steel sink unit single drainer set in a range of modern wall and floor units with built in oven, hob & hood - dishwasher - tiled splashbacks - understairs cupboard - radiator.

UTILITY 1.85m (6'1") x 1.24m (4'1")
Plumbed for automatic washing machine.

CLOAKROOM 1.85m (6'1") x 0.99m (3'3")
With white low level w.c. and pedestal basin.

FIRST FLOOR

LANDING 1.98m (6'6") x 2.90m (9'6")
Colonial style banister - radiator.

BEDROOM (1) 2.77m (9'1") x 3.78m (12'5")
Radiator.

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BEDROOM (2) 2.13m (7'0") x 3.00m (9'10")

Radiator.

BEDROOM (3) 2.64m (8'8") x 2.03m (6'8")

Bulkhead cupboard - radiator.

BATHROOM 1.96m (6'5") x 1.70m (5'7")

With white suite of twin grip bath with electric shower over, pedestal basin and low level w.c. - part tiled walls - extractor fan - radiator.

EXTERNALLY

Lawned front garden.

Rear Garden and onsite car parking.

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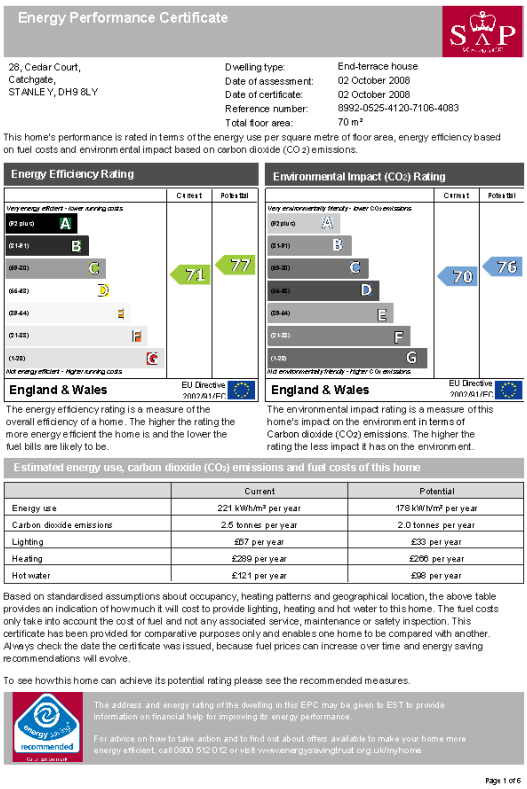
By appointment with agents.



Energy Performance Certificate

28, Cedar Court,
Catchgate,
STANLEY, DH9 8LY

Dwelling type: End-terrace house
Date of assessment: 02 October 2008
Date of certificate: 02 October 2008
Reference number: 8992-0525-4120-7106-4083
Total floor area: 70 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating — Current: 71 (C) — Potential: 77 (C)
England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO2) Rating — Current: 70 (D) — Potential: 76 (C)
England & Wales — EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

	Current	Potential
Energy use	221 kWh/m² per year	178 kWh/m² per year
Carbon dioxide emissions	2.5 tonnes per year	2.0 tonnes per year
Lighting	£67 per year	£33 per year
Heating	£289 per year	£266 per year
Hot water	£121 per year	£98 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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Total area: approx. 69.6 sq. metres (749.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the 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.
Plan produced using PlanUp.

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1) These particulars do not constitute nor constitute any part of an offer or contract.
2) All statements contained in these particulars as to this property are made without responsibility on the part of N.S. Bennett & Associates or the vendor.
3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4) Any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5) The vendor does not make or give, and neither Messrs. N.S. Bennett & Associates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.
6) The mention of any appliances and/or services (none of which have been tested by N. S. Bennett & Associates) within the sales particulars, does not imply they are in full working order.

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