



**The Beeches, Stanley, DH9 0PX**  
**2 Bed - Apartment**  
**£750 Per Calendar Month**

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# The Beeches

## Stanley, DH9 0PX

**\*\* MUCH IMPROVED AND READY TO MOVE STRAIGHT INTO \*\***

This spacious and well-presented two bedroom ground floor apartment is ideally located just a short walk from Stanley town centre, offering excellent access to local shops, supermarkets, cafés and regular transport links into Durham, Chester-le-Street and beyond. Having been recently redecorated throughout and fitted with brand new carpets, the property is offered in excellent condition and includes white goods – making it a straightforward, low-stress move for any tenant.

The property opens into a welcoming entrance hall with built-in storage, leading through to a generous lounge and dining area with a corner-set bay window that brings in lots of natural light and creates a lovely, bright living space. Just off the lounge is a fitted kitchen complete with integrated cooker, modern units, and butcher-block style worktops, and comes with appliances. There are two good-sized bedrooms, the main bedroom enjoying its own en-suite shower room, while the second bedroom is served by a clean and neutral white bathroom suite. Both bathrooms are well maintained and ready to use from day one.

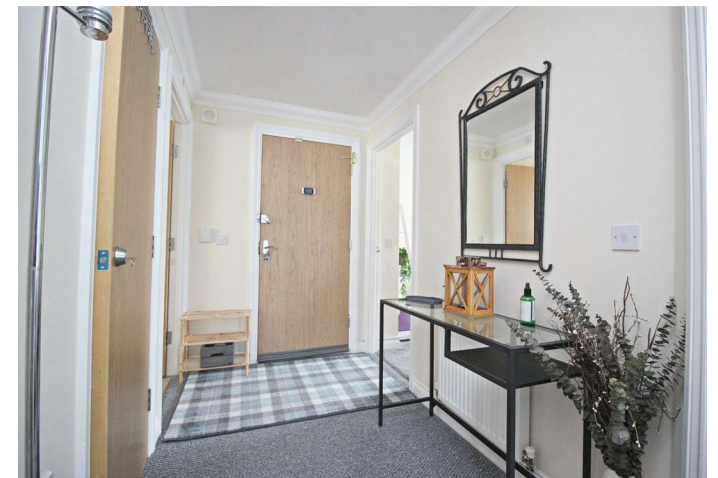
Further benefits include gas central heating via a combi boiler, full uPVC double glazing, secure intercom entry system, and a rarely available dedicated covered parking bay directly beneath the building – ideal for all-weather convenience. Positioned in a modern development close to everything Stanley has to offer, this is a great opportunity for anyone looking for a comfortable and well-located home with very little to do other than move in and enjoy.

Viewings are strongly recommended.

**\*\*Specification: Furnished. No Pets Allowed. No Smokers \*\***

**\*\*Required earnings: Tenant Income £22,500. Guarantor Income £27,000 (if required)\*\***

Bond: £750











**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom**

**En Suite**

**Bedroom**

**Bathroom**

**EXTERNAL**

**Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 330 Mbps

Mobile Signal/Coverage: Please check with your network supplier.

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

**REDRESS**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

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## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

