



Weardale Street

Spennymoor DL16 6EP

£585 Per Calendar Month



Venture  
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers 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 any representation or warranty in respect of the property.



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# Weardale Street

## Spennymoor DL16 6EP

- Available beginning of September 2025
- EPC RATING - D
- No deposit option

### \*\*\*\*\* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY \*\*\*\*\*

A fantastic home in a sought after location. Newly refurbished to a high standard, viewing is essential for full appreciation.

The spacious floor plan which has been newly decorated and has new floorings, comprises of a welcoming entrance porch and vestibule leading to the living room which opens in to the impressive open plan kitchen and dining room. The kitchen comprises of a comprehensive range of newly fitted units and a central island unit. A rear lobby provides access to the rear garden. To the first floor the landing has access to two generous double bedrooms, both with built in storage and a stylish newly fitted bathroom. Externally there is a fence enclosed garden with patio area.

Available immediately on an unfurnished basis.

### GROUND FLOOR

#### Porch

Entered via UPVC double glazed door. Having an internal door to the vestibule and UPVC double glazed windows.

#### Vestibule

With stairs leading to the first floor, radiator and door to the living room.

#### Living Room

12'5" x 11'5" (3.81 x 3.48)

Having a UPVC double glazed window to the front, coving, understairs storage cupboard and radiator.

#### Open Plan Kitchen and Dining Room

15'2" x 11'5" (4.63 x 3.48)

An impressive open plan kitchen and dining area which is perfect for modern living and entertaining.

The kitchen is newly fitted with contemporary white gloss units and a central island having contrasting worktops incorporating a sink and drainer unit with mixer

- Stunning fitted kitchen
- Two double bedrooms
- Low maintenance rear garden



- Stylish fitted bathroom
- Lots of built in storage
- Easy access to a wide range of local amenities

tap, a new built in stainless steel oven and hob with stainless steel extractor over and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, a radiator and storage cupboard.

#### Rear Lobby

With a UPVC door to the rear garden and storage cupboard.

### FIRST FLOOR

#### Landing

Having access to the loft.

#### Bedroom One

12'9" x 11'9" (3.90 x 3.60)

Generous double bedroom with a UPVC double glazed window to the front, radiator and cupboard housing the combi gas central heating boiler.

#### Bedroom Two

12'6" x 9'2" (3.82 x 2.81)

Double bedroom with a UPVC double glazed window to the rear, radiator, cupboard and built in wardrobe.

#### Bathroom/WC

9'6" x 5'5" (2.91 x 1.66)

Newly fitted with a panelled bath, cubicle with electric shower, pedestal wash basin and WC. Having low maintenance cladded walls, a stainless steel heated towel rail and UPVC double glazed opaque window to the rear.

#### EXTERNAL

To the rear of the property is an enclosed garden with artificial lawn, patio area and shed.

#### Tenant Information

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 Security Deposit, payable on the day you move in, equivalent to one months rent.

#### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

#### Deposit - Rent Without Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

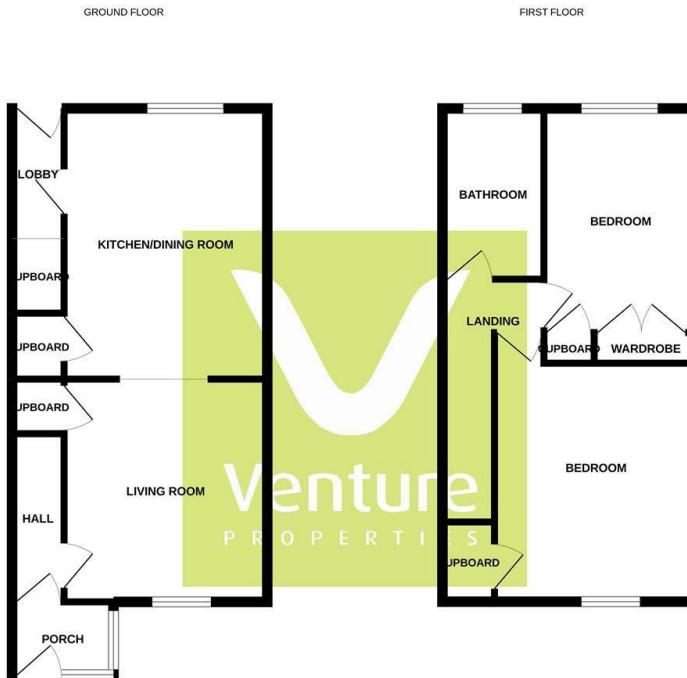
Using Deposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Deposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

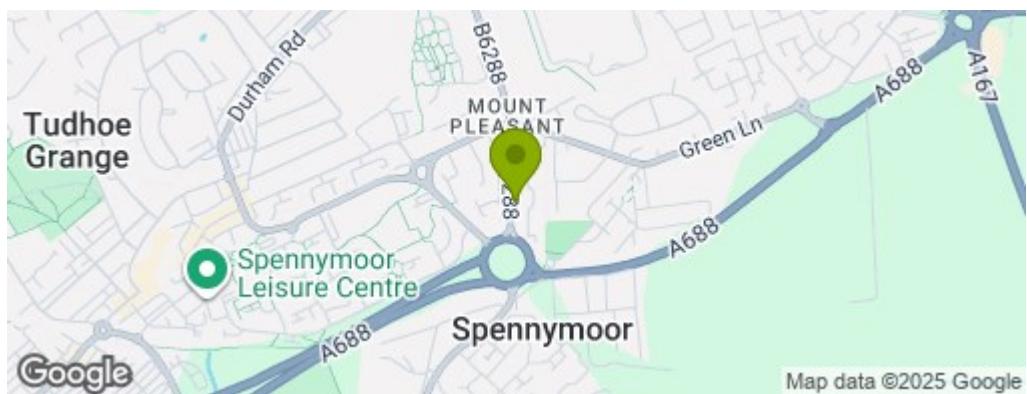
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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and should only be used as a guide. No guarantee is given for the accuracy of these measurements or any other information contained in this plan. Any omission or mis-statement in this plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan is copyright of the vendor and may not be reproduced or given to third parties without their written permission. The vendor reserves the right to withdraw or amend the plan at any time without notice. The plan is not to scale. Made with Metrimap ©2022



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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