



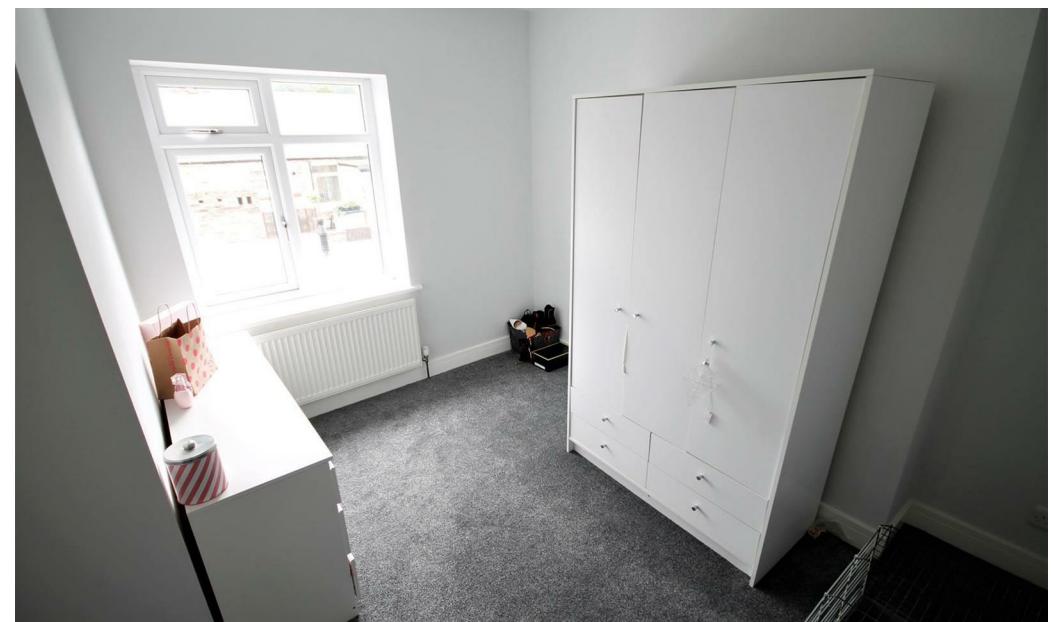
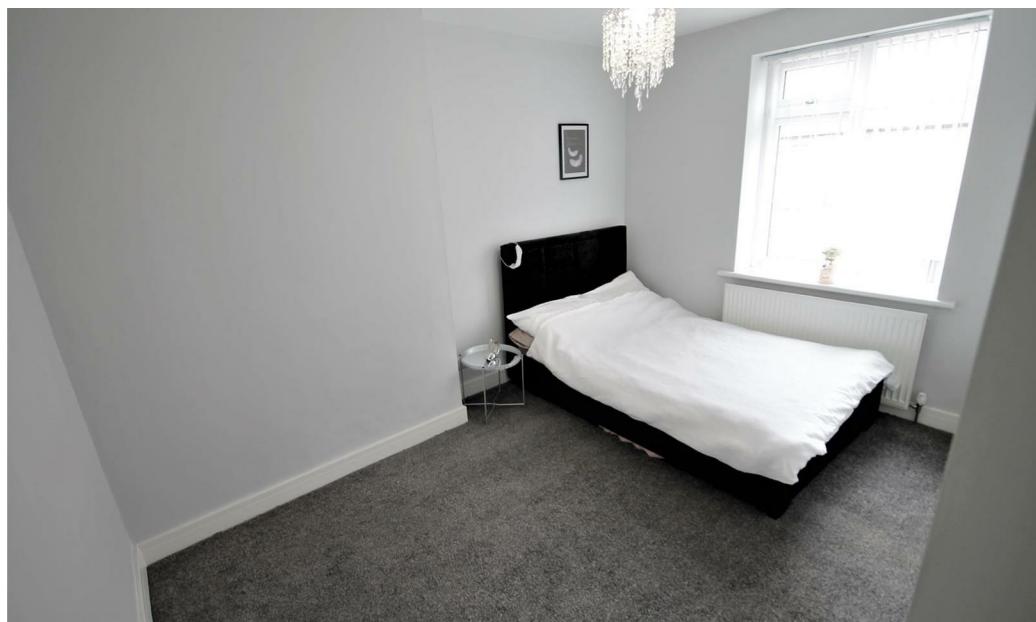
Albert Terrace
Esh Winning DH7 9PQ

£700 Per Calendar Month





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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Albert Terrace

Esh Winning DH7 9PQ

- Three bedrooms
- EPC RATING D
- Sensored lighting

Available on an unfurnished basis, this superb home has been refurbished to a high standard. Having many notable features including sensored LED lighting, a bluetooth speaker system, a contemporary fitted kitchen and two stylish refitted bathrooms.

The property offers spacious living accommodation including an entrance vestibule, living room opening in to the dining room, a contemporary kitchen with grey gloss units and feature lighting, useful utility room and ground floor shower room/WC. To the first floor are two double bedrooms, further well proportioned bedroom and stylish bathroom. Externally there are easy maintenance outdoor spaces to the front and rear.

Enjoying a central position in the village of Esh Winning there are a wide range of local amenities including shops and schools all located within a short walk. There are also excellent road links in to Durham City which is located approximately 5.5 miles distant.

Early viewing is highly recommended to avoid disappointment.

EPC RATING - D

GROUND FLOOR

Entrance Vestibule

Entered via UPVC door. Having an internal door to the living room.

Living Room

15'10" x 15'2" (4.83 x 4.63)

Spacious reception room with a UPVC double glazed window to the front, radiator and glazed doors to the dining room.

Dining Room

14'3" x 14'0" extending to 24'10" (4.36 x 4.27 extending to 7.58)

Having a UPVC double glazed window to the rear, stairs leading to the first floor, understairs storage cupboard, storage cupboard and radiator. Open plan to the kitchen creating the perfect area for modern living.

[Further Dining Room Image](#)

- Refurbished to a high standard
- Two stylish bathrooms
- Two reception rooms



x 3



x 2



x 2

- Contemporary kitchen
- Bluetooth speakers
- Central village location

Bathroom/WC

6'6" x 6'2" (2.00 x 1.90)

Stylish refitted bathroom comprising of a bath with hand held mixer shower, cubicle with mains fed shower, hand wash basin and WC. Having inset bluetooth speakers, recessed spotlighting, extractor fan, panelled radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

To the rear of the property is an enclosed yard with gate.

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.

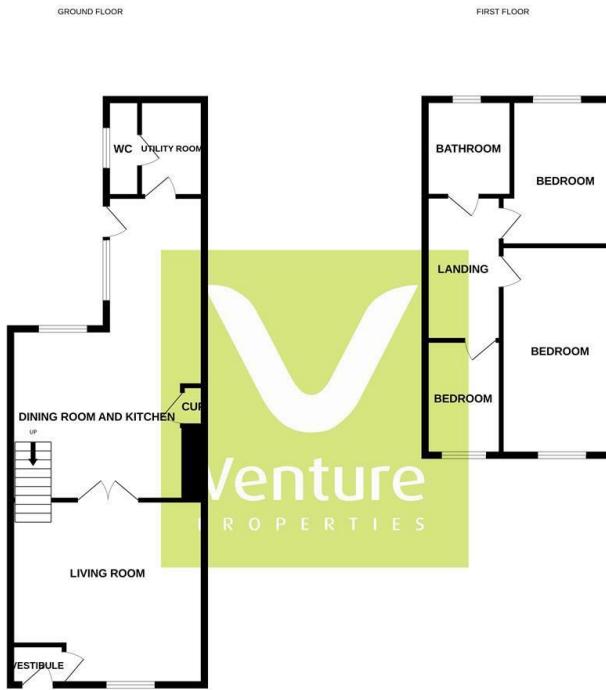
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

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

AGENT NOTES

Please note, the photos were taken prior to the current tenant moving in.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, room sizes and other details are approximate and no responsibility is accepted for any inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings are not each listed and no guarantee is given as to their operability or efficiency can be given.
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Property Information

COUNCIL TAX BAND - D : EPC RATING - D

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