



Albert Terrace

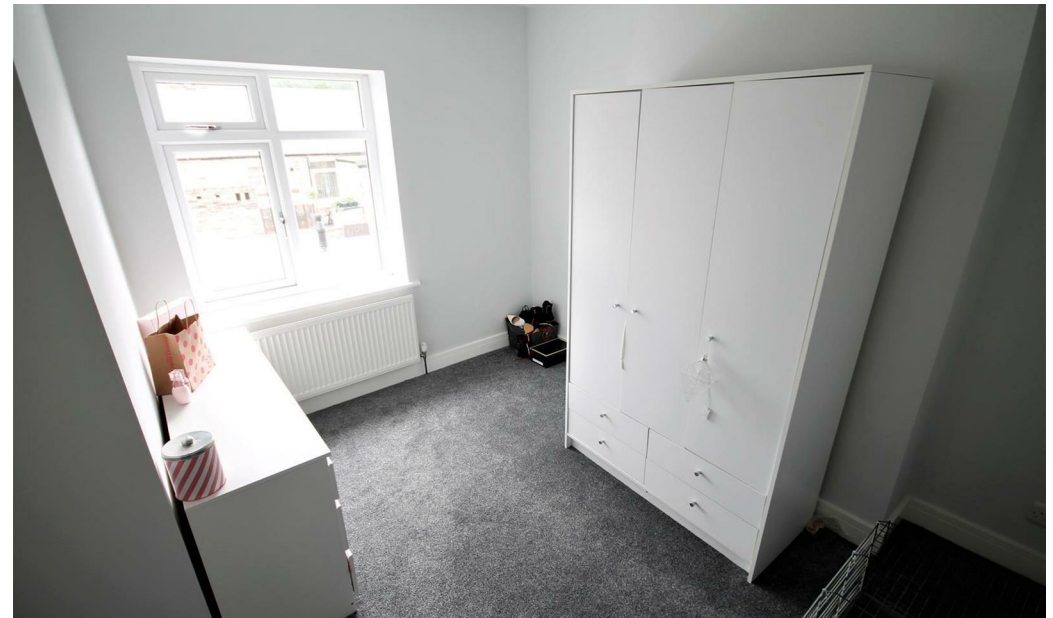
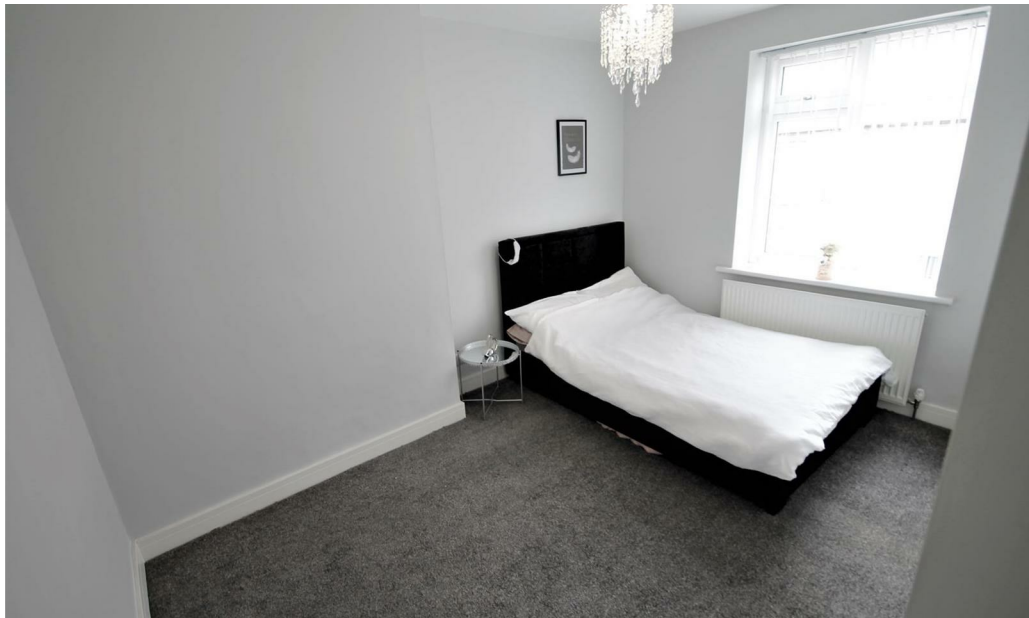
Esh Winning DH7 9PQ

£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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- Three bedrooms
- EPC RATING D
- Sensored lighting

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

- Contemporary kitchen
- Bluetooth speakers
- Central village location

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](#)

Kitchen

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, built in oven and hob with extractor over, integrated dishwasher and fridge/freezer space. Further features include sensor controlled recessed spotlighting, inset bluetooth speakers, laminate flooring, a breakfast bar, a UPVC double glazed window to the side and UPVC door to the rear yard.

Utility Room

7'9" x 5'8" (2.38 x 1.75)

A useful room with coordinating larder unit and floor unit having contrasting worktops, plumbing for a washing machine, laminate flooring and radiator.

Shower Room/WC

7'10" x 2'7" (2.39 x 0.81)

Comprising of a cubicle with mains fed shower, hand wash basin to a vanity unit, WC, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With recessed spotlighting and access to the loft.

Bedroom One

12'2" x 9'0" (3.73 x 2.75)

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

10'11" x 9'0" (3.34 x 2.75)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

8'11" x 6'6" (2.72 x 1.99)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

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.

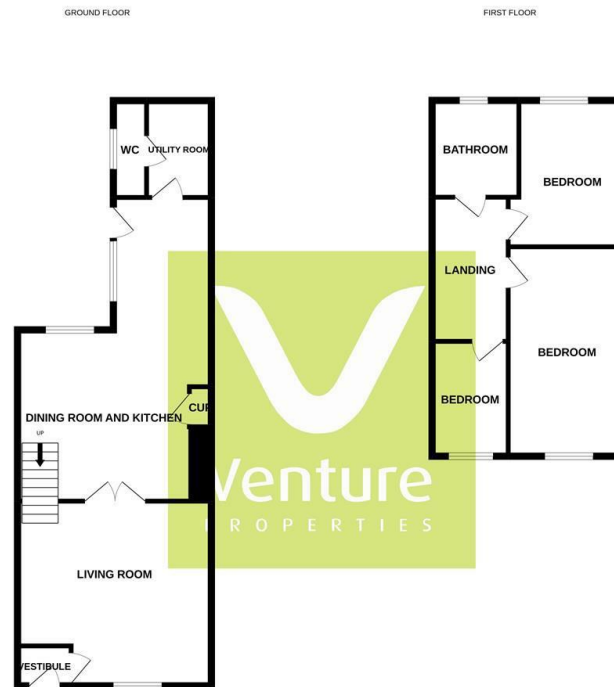
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

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 of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are shown as best as they can be shown and no guarantee is given. Made with Mapbox 10/2022



Property Information

COUNCIL TAX BAND - D : EPC RATING - D

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com