



Delaval

Chester Le Street DH2 2EA

£850 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.

Delaval

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Situated in the area of Delaval, Chester-le-Street, this well-presented semi-detached house is an ideal family home. Boasting three spacious bedrooms and two bathrooms, this property offers ample living space for a growing family.

Upon entering, you are welcomed into an entrance hall, a generous lounge that provides a comfortable setting for relaxation. The fitted kitchen/dining room is perfect for family meals and entertaining guests, while a separate utility room adds convenience to daily chores. Additionally, a ground floor WC enhances the practicality of the home.

The first floor features three well-sized bedrooms, ensuring that everyone has their own personal space. The family shower room/wc is designed for both comfort and functionality.

Outside, the property benefits from gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer gatherings.

To add to the functionality of this home there is an outside space which could be used for many things, office, play room etc possibly.

This unfurnished home is available immediately making it a perfect choice for those looking to settle in quickly. With its proximity to Chester-le-Street town

centre, residents will enjoy easy access to a variety of shops, amenities and the train station.

For further information or to arrange a viewing, please do not hesitate to call us at 0191 3729898.

EPC rating D
Council tax band A

ENTRANCE HALL

LOUNGE

14'2" x 11'11" (4.32m x 3.63m)

KITCHEN/DINING ROOM

16'11" x 11'6" (5.16m x 3.51m)

UTILITY

GROUND FLOOR WC

FIRST FLOOR

BEDROOM 1

11'7" x 11'6" (3.53m x 3.51m)

BEDROOM 2

13'5" x 11'4" (4.09m x 3.45m)

BEDROOM 3

9' x 8'8" (2.74m x 2.64m)

BATHROOM/WC/SHOWER

OUTSIDE

MAN CAVE

18'9" x 9'11" (5.72m x 3.02m)

HOLDING DEPOSIT/DEPOSIT

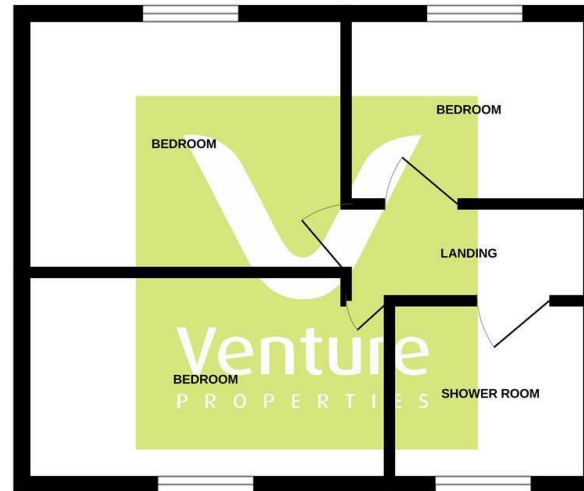
Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day 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:

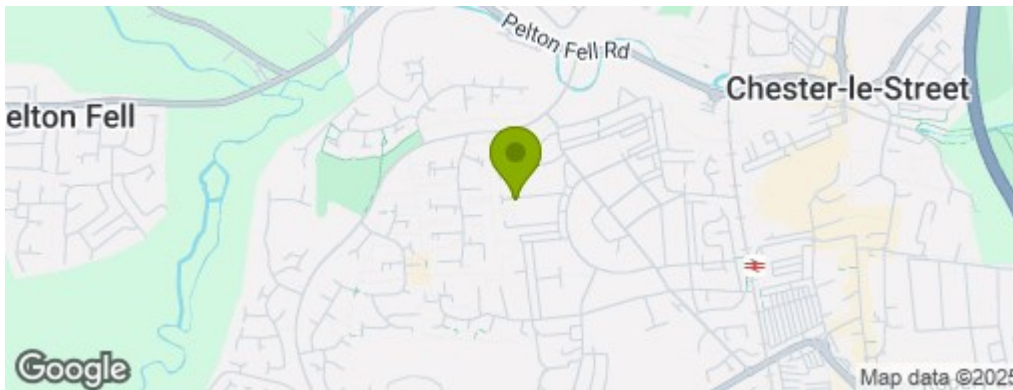
- 1.You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
- 2.You fail a Right to Rent check and are not eligible to reside in the UK.
- 3.You withdraw your application.
- 4.You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Property Information

0191 372 9898

Suite 6, 15 North Burns, Chester-Le-Street, County Durham, DH3 3TF
sales.cls@venturepropertiesuk.com