

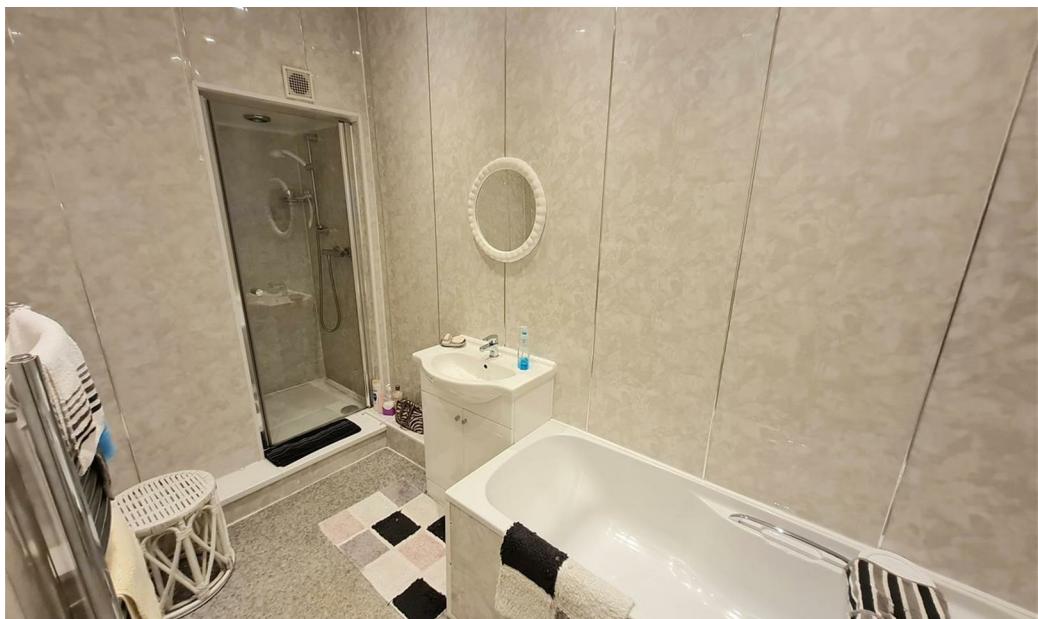


Browns Buildings

Chester Le Street DH3 2BE

£695 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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Browns Buildings

Chester Le Street DH3 2BE



- 3 Bedroom, end-terrace
- EPC Rating 'D'

A spacious 3 bedroom, end-terrace, property situated in the popular residential area of Birtley.
Available from 11th March 2024.

The property briefly comprises of; Entrance hall, Living Room, Kitchen/Diner, Bathroom/W.C. Whilst on the first floor there are two double bedrooms and a third, well proportioned bedroom. To the rear of the property, there is a a garage, off-street parking, and a small allotment garden with lawn and vegetable patch.

Viewing is essential before applications are taken.

Council Tax Band - A
EPC Rating - D

Rent - £695 PCM
Bond - £801.92 (equivalent to 5 weeks rent)
Holding Deposit - £160.38 (this will be deducted from your first month's rent)

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door with radiator and stairs to first floor.

Living Room

14 x 14 (4.27m x 4.27m)
UPVC, double glazed, bow window to the front. Gas fire with surround, radiator, under-stairs storage cupboard and door to kitchen.

- Parking
- Popular location

- Garage
- Viewing essential

Kitchen/Diner

12 x 11 (3.66m x 3.35m)

Fitted kitchen with a range of wall and base units and contrasting worktops. Tiled splash backs, oven with hob and extractor over. Sink and drainer unit with tap, radiator, plumbing for washer and dining area.

Bathroom

5 x 10 (1.52m x 3.05m)

Fitted bathroom suite comprising of; bath, vanity sink, mains fed shower, chrome heated towel rail, cladded wall and spotlights.

W.C.

3 x 4 (0.91m x 1.22m)

With W/C and wash hand basin.

Rear Porch

UPVC, double glazed door and windows to the rear, radiator.

FIRST FLOOR

Landing

With loft access.

Bedroom One

12 x 13 (plus wardrobes) (3.66m x 3.96m (plus wardrobes))

UPVC, bow window to the front, fitted wardrobes, storage cupboard, laminate flooring and radiator.

Bedroom Two

12 x 9 (3.66m x 2.74m)

UPVC, double glazed window to the rear, laminate flooring and radiator.

Bedroom Three

7 x 8 (2.13m x 2.44m)

UPVC, double glazed window to the rear, laminate flooring and radiator.

EXTERNAL

Rear Garden

To the rear of the property, there is an enclosed garden with lawn and patio areas.

GARAGE

Accessed via rear lane, there is a detached garage and parking.

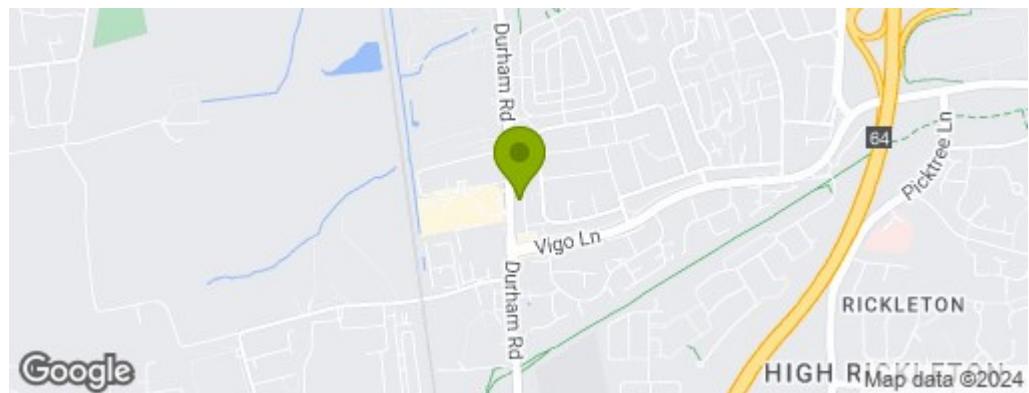
Holding Deposit and Deposit

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.



Property Information

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