



**Lambton Street**

Chester Le Street DH3 3NH

**£650 Per Calendar Month**







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# Lambton Street

Chester Le Street DH3 3NH



DECEPTIVELY SPACIOUS TWO BEDROOM MID TERRACED HOME situated in CENTRAL CHESTER-LE-STREET within close proximity to schools, shops and medical facilities. This property has been UPDATED to a GOOD STANDARD to include UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, ENTRANCE PORCH, VESTIBULE, SPACIOUS LOUNGE, REFITTED WHITE KITCHEN, SEPARATE UTILITY AREA, GROUND FLOOR BATHROOM/WC WITH SHOWER. To the first floor there are TWO BEDROOMS, ONE WITH FITTED WARDROBES. PARKING FOR TWO CARS TO THE REAR and an ENCLOSED GARDEN TO THE FRONT. AVAILABLE FROM 15/5/23

Council Tax Band A

Rent £650  
Holding Deposit £150  
Bond £750

## ENTRANCE PORCH

Entered via UPVC double glazed door, UPVC double glazed windows, door to vestibule.

## ENTRANCE VESTIBULE

With stairs leading off, door to lounge.

## LOUNGE

17'4" max 16'2" max (5.28m max 4.93m max)  
Fitted with storage cupboard downstairs, coving, 2 x double radiators, laminate floor, 2 x UPVC double glazed windows.

## KITCHEN

9'11" x 6'6" (3.02m x 1.98m)  
Refitted with white wall/base units, ample worktops, stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in gas hob/oven/extractor, plumbing for automatic washing machine, 2 x UPVC double glazed windows.

## UTILITY AREA

Fitted with wall mounted central heating boiler, worktop, UPVC double glazed door to rear access.

## BATHROOM/WC/SHOWER

Refitted with white suite comprising of panelled bath with shower over, pedestal wash hand basin, low level wc, radiator, tiled splashbacks, UPVC double glazed window.

## FIRST FLOOR

Landing with spindled balustrade.

## BEDROOM 1

13'10" x 9'9" (4.22m x 2.97m)  
Fitted wardrobes, coving, laminate floor, radiator, UPVC double glazed window.

## BEDROOM 2

10'9" x 6'2" (3.28m x 1.88m)  
With radiator, laminate floor, UPVC double glazed window.

## OUTSIDE

To the front there is a walled, lawned garden with access.

Whilst to the rear there are double wooden gates giving access to off road parking for two cars.

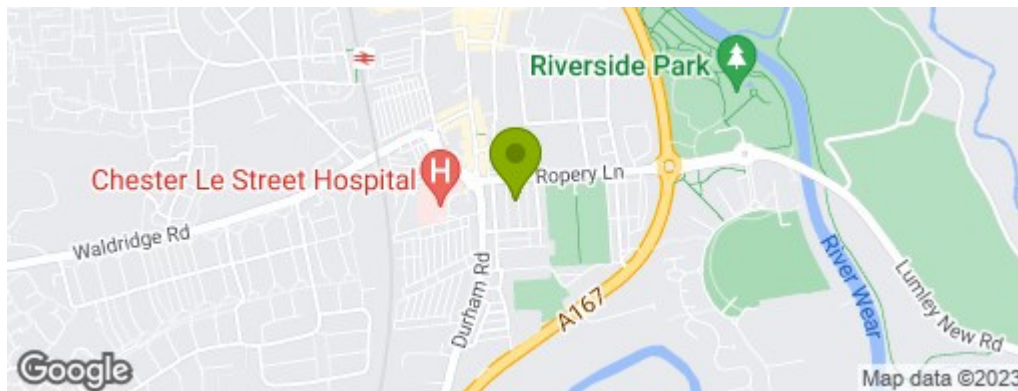
## HOLDING DEPOSIT/DEPOSIT

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.



## Property Information

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