



**Gainford**

Chester Le Street DH2 2EP

**£725 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Gainford

Chester Le Street DH2 2EP



- Three bed mid link home
- EPC rating D
- Gas Central Heating

- Ground floor wc and utility
- Fitted bathroom suite and shower
- UPVC double glazing

- Kitchen/diner
- Lounge with French doors to the garden

Situated in the residential area of Gainford, Chester-le-Street, this well-presented three-bedroom mid-link home is an ideal choice for families seeking comfort and convenience. The property is situated close to the bustling town centre, providing easy access to a variety of shops, schools, and essential amenities. Additionally, the local train station and proximity to the A1M ensure that commuting is a breeze.

Upon entering, you are welcomed by a spacious porch that leads to a generous lounge, featuring UPVC double glazed French doors that open to the garden, allowing for an abundance of natural light. The heart of the home is undoubtedly the superbly refitted Grey Gloss kitchen, which comes equipped with built-in hob, oven, and extractor fan, making it perfect for culinary enthusiasts. A separate utility room and a convenient ground floor WC add to the practicality of this delightful home.

The first floor boasts three well-sized bedrooms, each fitted with ample cupboard space, ensuring that storage is never an issue. A recently refitted white bathroom, complete with a WC and shower, provides a modern touch to the property.

Outside, the enclosed rear garden offers a private space for relaxation and outdoor activities, while the property benefits from UPVC double glazing throughout and gas central heating via a combination boiler, ensuring comfort all year round.

Early viewing is essential to fully appreciate the charm and potential of this lovely home. For further information or to arrange a viewing, please call 0191 3729898.

Council tax band A  
EPC rating D

Rent £725  
Holding fee £167.30  
Deposit £836.53

## Entrance Vestibule

**Lounge**  
17'10" x 10'0" (5.44 x 3.05)

**Kitchen / Diner**  
17'10" x 10'0" (5.44 x 3.05)

## Ground Floor Wc

## Utility

## Rear Lobby

## First Floor Landing

**Bedroom One**  
11'7" x 10'0" (3.53 x 3.05)

**Bedroom Two**  
10'2" x 10'0" (3.10 x 3.05)

**Bedroom Three**  
7'2" x 7'0" (2.18 x 2.13)

## Bathroom / Wc/Shower

## Outside

## Holding 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.



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 error, omission or mis-statement. 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

Council Band - A EPC Rating - D

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