



Lambton Street

Chester Le Street DH3 3NH

£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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Nestled in the charming area of Lambton Street, Chester Le Street, this delightful terraced house presents an excellent opportunity for those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home, as well as a refitted kitchen with a separate utility area.

With two inviting bedrooms, one which has fitted wardrobes, this residence offers ample space for a small family or individuals looking for a home office. The bathroom is located downstairs, ensuring ease of access for all occupants.

One of the standout features of this property is the parking space available for two vehicles, a rare find in such a desirable location. This added convenience allows for easy access and peace of mind for residents and their guests. The property also has an enclosed garden to the front.

Chester Le Street is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, making it an ideal place to settle down. With good transport links to nearby cities, this property is not only a lovely home but also a gateway to the wider region.

In summary, this terraced house on Lambton Street is a wonderful opportunity to enjoy comfortable living in a vibrant community. This property is sure to meet your needs and exceed your expectations.

Council Tax Band A
EPC rating D

Rent £700
Holding Deposit £161.53
Bond £807.69

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.

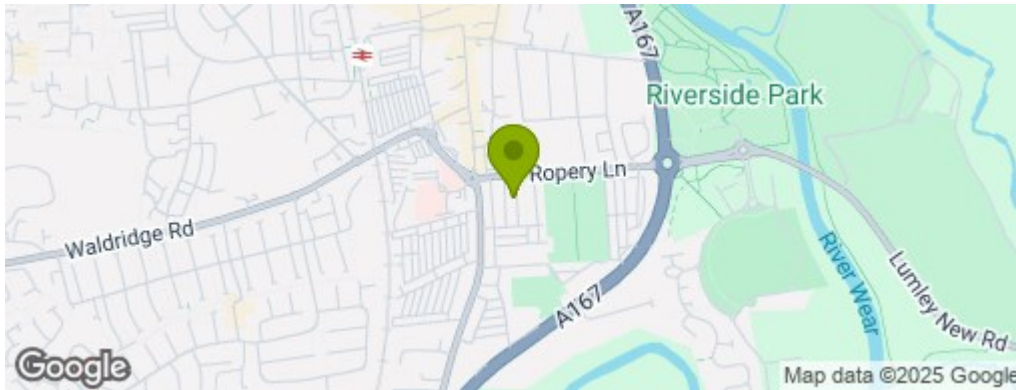
HOLDING DEPOSIT/DEPOSIT

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

0191 372 9898

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