



Middleham Close

Chester Le Street DH2 1TA

£625 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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- FIRST FLOOR FLAT
- GARDEN TO FRONT

- CUL DE SAC LOCATION
- IDEAL FOR COMMUTERS

- 2 BEDROOMS
- ACCESS TO LOCAL AMENITIES

Well presented 2 bedroom first floor flat. This property comes with a entrance vestibule, landing, spacious lounge, fitted white kitchen, 2 good sized bedrooms and a white bathroom/shower/WC. The property has been newly decorated and also comes with a small garden to the front and a garage in a block. It also features UPVC double glazed windows and gas central heating.

The property is located in a cul de sac with access to key amenities, public transport routes and local schools. It has convenient access to Chester-Le-Street, Birtley and the area provides an excellent commuter base with good links to Durham, Gateshead, Newcastle upon Tyne and Sunderland.

Viewing is essential. Decoration may of slightly changed due to current tenancy

Council Tax Band - A
EPC Rating - C

Rent - £625 PCM
Bond - £721.15 (equivalent to 5 weeks rent)
Holding Deposit - £144.23 (this will be deducted from your first months rent)

ENTRANCE VESTIBULE

Entered via UPVC double glazed door, stairs leading off.

LANDING

LOUNGE

15'6" x 11'7" (4.72m x 3.53m)
With coving, storage cupboard, radiator, solid wood floor, UPVC double glazed window.

KITCHEN

8'8" x 6'7" (2.64m x 2.01m)
Fitted with white wall/base units, ample worktops, 1.1/2 bowl stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in electric over/hob, plumbing for automatic washing machine, UPVC double glazed window.

MASTER BEDROOM

13'2" x 10'3" (4.01m x 3.12m)
With coving, radiator, laminate floor, UPVC double glazed window.

BEDROOM 2

10'1" x 7'6" (3.07m x 2.29m)
With storage cupboard, coving, radiator, UPVC double glazed window.

BATHROOM/WC/SHOWER

Fitted with white panelled bath with shower over, pedestal wash hand basin, low level wc, radiator, fully tiled walls, UPVC double glazed window.

OUTSIDE

Small garden to the front of the property.

GARAGE

Single garage in a block.

HOLDING DEPOSIT AND DEPOSIT

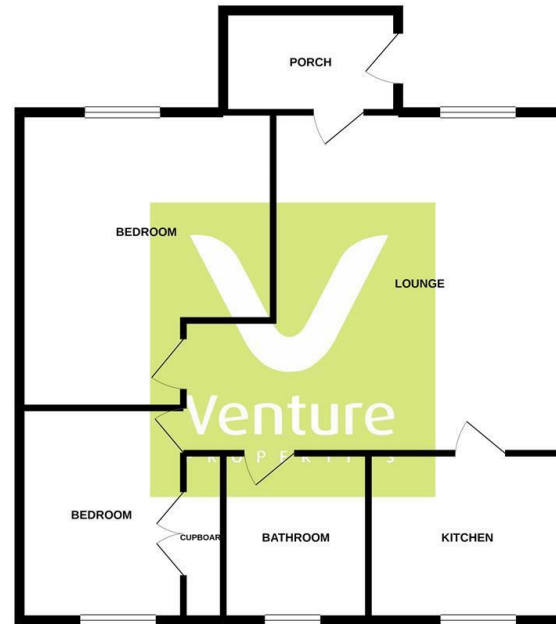
Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day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

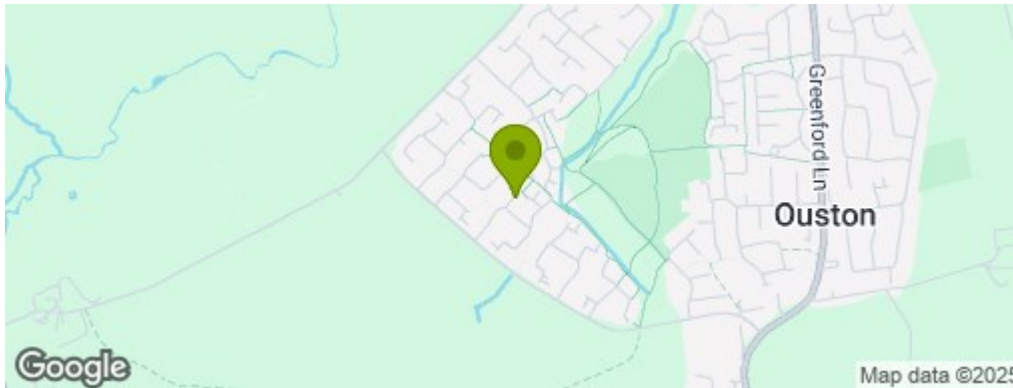
- 1.You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
- 2.You fail a Right to Rent check and are not eligible to reside in the UK.
- 3.You withdraw your application.
- 4.You drag your feet during the application process.

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms 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 furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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