

Shirley Terrace

Evenwood DL14 9RB

£475 Per Month

Venture
PROPERTIES









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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Shirley Terrace

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- Extremely Large First Floor Apartment
- EPC Grade E
- UPVC Double Glazed
- Open Plan Lounge And Kitchen
- Large Attic Room
- White Fitted Bathroom Suite
- Two Bedrooms
- Gas Central Heating
- Village Location

Nestled in the charming locale of Shirley Terrace, Evenwood, this deceptively spacious first-floor apartment presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts an inviting open-plan kitchen and lounge area, perfect for both relaxation and entertaining. The design maximises the available space, creating a warm and welcoming atmosphere.

In addition to the generous living area, this apartment features two useful attic rooms, which can serve a variety of purposes, from additional bedrooms to home offices or creative spaces. The versatility of these rooms adds significant value to the property, catering to the needs of modern living.

Given its thoughtful layout and prime location, viewing this property is essential to fully appreciate its potential. Whether you are a first-time buyer, a growing family, or looking to downsize, this apartment offers a unique blend of comfort and functionality. Do not miss the chance to make this delightful home your own.

Ground Floor

Entrance Hallway
UPVC double glazed entrance door, open plan staircase to the first floor, understairs storage

First Floor

Landing
Spindle balustrade

Entrance
Double central heating radiator, staircase to the second floor and spot lighting

Open Plan Kitchen and Lounge
78'8""13'1" x 45'11""3'3" (24'04 x 14'01)
A large room with a fitted kitchen with a range of wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window to the front and rear elevation, integral appliances including electric oven, electric hob and extractor hood over, plumbing and space for washing machine, integral fridge and freezer, two double central heating radiators and spot lighting

Bathroom/wc
Fitted with a white suite including panelled bath with mains shower over and shower screen, wc, pedestal wash hand basin, opaque UPVC double glazed window, chrome heated towel rail, spot lighting, storage cupboard housing gas boiler

Bedroom One
10'03 x 13'03 (3.12m x 4.04m)
UPVC double glazed window and double central heating radiator

Bedroom Two
10'10 x 8'10 (3.30m x 2.69m)
UPVC double glazed window and double central heating radiator

Second Floor

Attic Room
16'07 x 26'11 (5.05m x 8.20m)
Running the length of the flat with timber double glazed velux windows, two double central heating radiators and spot lighting

Exterior
There is an enclosed yard to the rear of the property

Energy Performance Certificate

Bond/Holding Deposit
The security deposit (bond) amount is equivalent to 5 weeks rent.

Holding Deposit/Tenant Information
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.

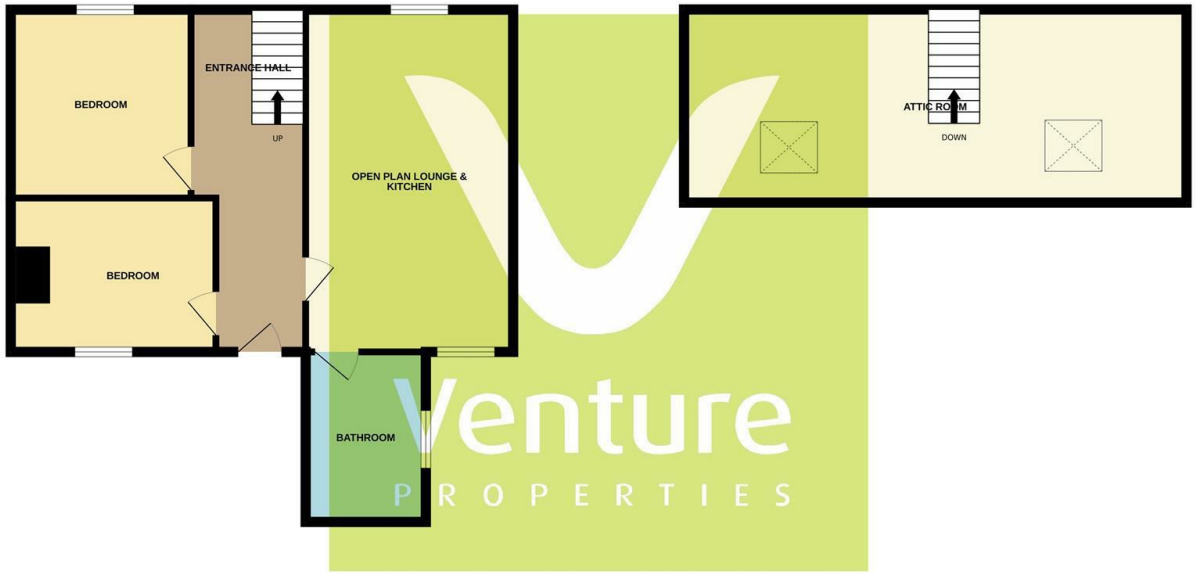
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 950 Mbps Mbps Highest available upload speed 950 Mbps
Mobile Signal/coverage: Good Outdoor. Variable In door
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)
Energy Performance Certificate Grade E
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer
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FIRST FLOOR

SECOND FLOOR



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

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