



Beechwoods

Chester Le Street DH2 2HR

£675 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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FAMILY SIZED, THREE BEDROOMED SEMI DETACHED HOME situated on this EVER POPULAR RESIDENTIAL DEVELOPMENT. The property includes UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING VIA COMBINATION BOILER and comprises of ENTRANCE HALL VIA COMPOSITE DOOR, SPACIOUS LOUNGE, CREAM KITCHEN/DINING ROOM and SEPARATE UTILITY. To the first floor there are GOOD SIZED BEDROOMS and a WHITE BATHROOM/WC/SHOWER.

Pets will be considered on a case by case basis. Viewings to start Monday 7th of March 2022. Viewings are essential!

Entrance Hall

Entered via composite door, stairs leading off, dado rail, radiator, laminate floor, UPVC double glazed door to side access.

Lounge

13'8" x 13'4" (4.17m x 4.06m)

Fitted with coving, radiator, tv point, UPVC double glazed window.

Kitchen/Dining Room

17'4" x 9'6" (5.28m x 2.90m)

Refitted with an excellent range of Cream wall/base units, wooden worktops, sink unit and drainer, mixer tap, tiled splashbacks, built in hob/oven/extractor, integrated dishwasher, laminate floor, UPVC double glazed window/french doors to garden.

Utility

Fitted with wall units, plumbing for automatic washing machine, laminate floor, UPVC double glazed window.

First Floor

Bedroom One

14'2" x 10'11" (4.32m x 3.33m)

With radiator, UPVC double glazed window.

Bedroom Two

11'11" (plus robes) x 9'8" (3.63m (plus robes) x 2.95m)

Fitted wardrobes, radiator, coving, UPVC double glazed window.

Bedroom Three

11'6" max x 9'4" max (3.51m max x 2.84m max)

With radiator, storage cupboard, UPVC double glazed window.

Bathroom

Refitted with white suite comprising of panelled bath, vanity/storage wash hand basin, wc, separate shower cubicle with shower, tiled splashbacks, 2 x UPVC double glazed windows.

Outside

To the front of the property there is an open plan lawned garden.

Whilst to the rear there is a fence enclosed lawned garden with borders, storage sheds and access.

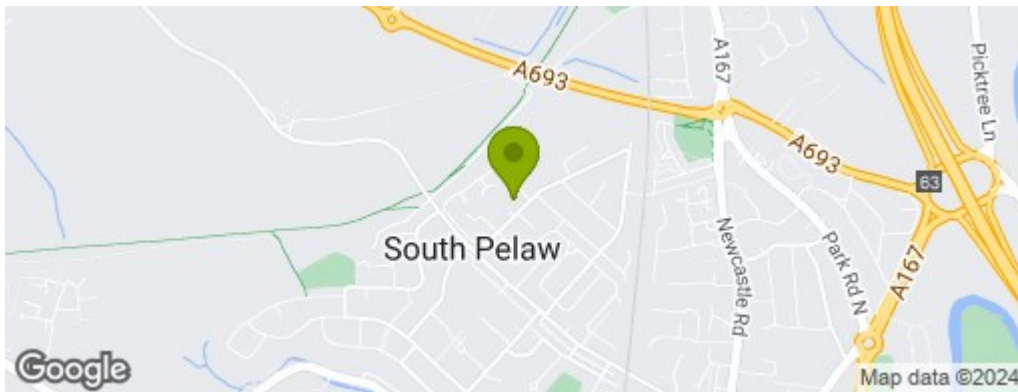
Deposit and Holding Deposit

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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