

**STUART
EDWARDS**



Clifford Terrace

, Chester Le Street DH3 3JN

- END TERRACED HOUSE
- LOUNGE
- BATHROOM WITH BATH & MAINS FED SHOWER
- ON STREET PARKING
- AVAILABLE IMMEDIATELY
- 2 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- REAR GARDEN
- UNFURNISHED

£700 Per Month

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

End terraced house available immediately on an unfurnished basis.

Accessed via a composite entrance door leading to the lounge with laminate flooring through to the modern fitted kitchen/diner with integrated oven and hob. Stairs from the hallway lead to the landing with loft access, 2 bedrooms and bathroom suite with bath and mains fed shower.

Externally on street parking is available and there's an enclosed garden with laid lawn to the rear.

Benefiting from gas central heating via a combi boiler and radiators to all rooms and UPVC double glazing throughout with composite entrance doors.

Chester-le-Street is popular due to its close proximity to both the A1(M) motorway and A167, making it a perfect base for commuting throughout the region. There are also a wide range of shops and local facilities close by. As well as some well regarded schools for all ages.

Sure to prove popular due to its convenient location therefore early reservation is strongly recommended.

ENTRANCE HALLWAY

Composite entrance door leading to hallway with radiator and stairs to the first floor landing.

LOUNGE

13'10" x 15'5"

Double radiator and laminate flooring.

KITCHEN

12'0" x 6'10"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated oven, hob and extractor hood. Tiled splashbacks, double radiator, laminate flooring, space for a breakfast table and composite rear entrance door.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

12'0" x 10'11"

Double radiator and built-in cupboard housing the central heating boiler.

BEDROOM 2

8'9" x 10'0"

Double radiator.

BATHROOM

6'2" x 6'10"

White suite comprising: close coupled wc, wall hung wash hand basin with mixer tap, panel bath with mains fed shower over and glass screen, laminate walls and ceiling with inset spot lighting, laminate flooring and storage cupboard.

REAR GARDEN

With laid lawn and mature borders.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9139-6822-3109-0587-1206>

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

