



**STUART
EDWARDS**

Pine Street

, Chester Le Street DH3 3DW

- IMMACULATELY PRESENTED
- 3 BEDROOMS
- NEW FLOORING TO GROUND FLOOR
- MODERN KITCHEN & BATHROOM
- TERRACED HOUSE
- UNFURNISHED - WITH COOKING APPLIANCES
- NEWLY DECORATED THROUGHOUT
- AVAILABLE LONG TERM

£695 Per Month



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

****NEWLY DECORATED THROUGHOUT** **NEW FLOORING TO GROUND FLOOR** **MODERN KITCHEN & BATHROOM** **FULL REFURBISHMENT COMPLETED 2019** **AVAILABLE LONG TERM**** We are delighted to offer this immaculately presented, 3 bedroom mid terraced house, having undergone a comprehensive program of modernisation in 2019 including new kitchen & bathroom, full double glazing, rewire, new central heating & plastering, plus now benefiting from BRAND NEW DECOR throughout and new flooring to the ground floor. The property will be finished and available to move into from early March 2025, and is available on a long term basis. EPC Rating C.

Internally, the accommodation comprises: entrance lobby with stairs to 1st floor, lounge, kitchen with a range of modern white gloss wall & base units, integrated cooking facilities & space for washing machine and fridge-freezer, rear lobby with storage and bathroom with over-bath mains shower to the ground floor. To the 1st floor, 3 well-proportioned bedrooms are accessed from a central landing, the largest having a built-in wardrobe which also houses the combi boiler. Externally, there is a small enclosed courtyard to the rear, and on-street parking to the front.

Pine Street is centrally located in Chester Le Street within minutes of the Front Street & East Coast Mainline Train Station. Excellent Primary & Secondary schools are also within walking distance. Being located immediately adjacent to the A167 & A1M, Chester Le Street is extremely well-connected to Durham, Newcastle, Gateshead & Sunderland, making it the ideal location for professionals commuting throughout the area.

ADDITIONAL INFORMATION

Available 03rd March 2025 on a long term basis, min. 12 tenancy term applies, professionals only, pets considered with extra deposit, unfurnished with cooking appliances to kitchen, rent £695 PCM with £695 deposit

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8600-7226-6360-9627-9226>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.



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.

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