

STUART EDWARDS



Lambton Street

, Chester Le Street DH3 3NH

- AVAILABLE MID JANUARY 2025
- 3 BEDROOM MID TERRACED HOUSE
- NEW KITCHEN/DINING ROOM
- FRONT GARDEN & REAR YARD
- WITHIN CHESTER-LE-STREET TOWN CENTRE
- UNDERGOING A FULL REFURBISHMENT PROGRAM
- LOUNGE
- NEW BATHROOM WITH SHOWER
- NEWLY DECORATED & NEW FLOOR COVERINGS
- CLOSE TO A1(M) MOTORWAY & A167

£875 Per Month

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Excellent located Mid terraced house, currently undergoing a full refurbishment program.

AVAILABLE FROM MID JANUARY 2025, ON AN UNFURNISHED BASIS.

Beautifully presented throughout the internal accommodation comprises, entrance hallway, lounge and newly fitted modern kitchen/dining room with rear access door. Stairs from the hallway lead to the first floor landing, 3 bedrooms and newly fitted bathroom suite with shower.

Externally there's a front garden, rear yard and on street parking.

With gas central heating via a newly installed combi boiler, UPVC double glazing, new floor coverings and re-decoration throughout.

Situated in Chester-le-Street Town Centre, and close to the Riverside. The property is also within 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. As well as some well regarded schools for all ages.

Sure to prove extremely popular, therefore early reservation is strongly recommended to avoid disappointment.

ROOM DIMENSIONS

Entrance Hallway

0.94m x 1.59m (3' 1" x 5' 3")

Lounge

4.54m x 4.19m (14' 11" x 13' 9")

Dining Kitchen

4.85m x 4.22m (15' 11" x 13' 10")

First Floor Landing

Bedroom 1

4.53m x 2.78m (14' 10" x 9' 1")

Bedroom 2

3.33m x 2.98m (10' 11" x 9' 9")

Bedroom 3

4.56m x 2.42m (15' 0" x 7' 11")

Bathroom

2.29m x 1.77m (7' 6" x 5' 10")

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9734-5724-3300-0217-4222>

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.

CLIENT MONEY PROTECTION.

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

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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.

