

**STUART
EDWARDS**



St. Andrews Square, Lowland Road

, Brandon DH7 8NU

- THREE BEDROOMS
- SEMI-DETACHED
- BATHROOM WITH OVERHEAD SHOWER
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- FAMILY HOME
- DRIVEWAY AND GARDENS
- £850 PCM
- FITTED MODERN KITCHEN

£850 Per Month



Council Tax Band: B
EPC Rating: C

FULL DESCRIPTION

A semi-detached house, available from January 2026 on an unfurnished basis.

Beautifully presented throughout, the internal living accommodation comprises, entrance porch, lounge, fitted modern kitchen with integrated oven, hob and extractor hood. Stairs from the lounge lead to the first floor landing with 3 bedrooms and family bathroom suite with overhead shower.

Externally there is a small patio and lawn to the rear and mature shrubs with lawn and driveway to the front.

Having gas central heating via a combi boiler and radiators to all rooms, UPVC double glazing.

Sorry No Pets and No DSS

Sure to prove extremely popular amongst tenants, early viewings are strongly recommended to avoid disappointment.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8699-5715-8229-7896-4983>

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.

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.

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

WEBSITE COVERAGE

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1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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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.

