



71 Lambton Avenue, Consett, Co Durham, DH8 7JF

£575 PCM



## Key features

- END TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- GARDENS
- UNFURNISHED
- AVAILABLE NOW
- QUIET RESIDENTIAL AREA
- PROFESSIONALS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



## Description

\*\*\*\*\* AVAILABLE NOW \*\*\*\*\* Spacious house located in this popular residential area and immediately available. Comprises of lounge/dining room, modern fitted kitchen, two double bedrooms, bathroom and separate w.c. There is a open plan garden to the front and a low maintenance themed garden to the rear.



#### ENTRANCE HALL

UPVC window and entrance, stairs leading to the first floor.

#### LOUNGE/DINER

21'4" x 12'3"

Louis style fire place with electric stove fire, dado rail, coving, radiator and patio door leading out to the rear garden.

#### KITCHEN

9'11" x 8'10"

Fitted with modern wall and base units with granite effect worktop, stainless steel sink with mixer tap, built-in electric oven, four-ring gas hob with extractor over, tiled splash backs, door leading to rear porch.

#### REAR PORCH/UTILITY

Door to rear garden.

#### FIRST FLOOR

##### BEDROOM ONE

15'8" x 8'10"

Located to the front elevation and central heating radiator.

##### BEDROOM TWO

12'2" x 9'8"

Having a central heating radiator and window over looking the rear.







#### BATHROOM

Modern white suite with panelled bath, pedestal wash basin, tiling to the walls and window.

#### SEPERATE W.C.

Having a low level w.c. and window.

#### EXTERNAL

To the front of the property there is a open plan lawned garden. To the rear there is a low maintenance themed garden which has been block paved.

#### WE REQUIRE

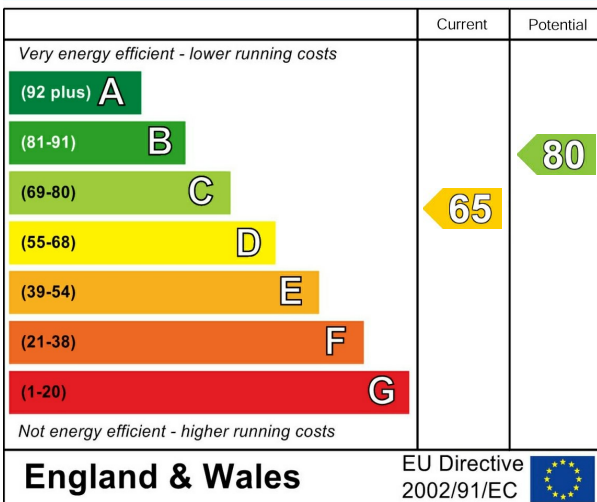
One months rent in advance = £575

One months rent as a damage deposit = £575

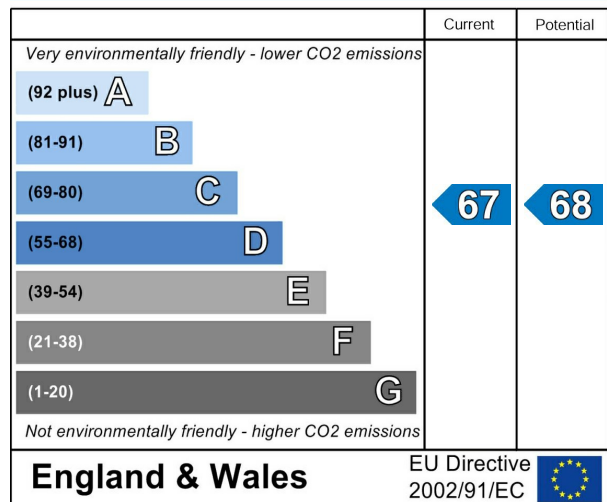
To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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