

STUART EDWARDS



The Orchard

, Pity Me DH1 5DA

- RECENTLY FULLY REFURBISHED
 - 3 DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
 - GARAGE & 3 CAR DRIVEWAY
 - UNFURNISHED
- SEMI DETACHED HOUSE
 - POPULAR LOCATION
 - LONG TERM LET
- GARDENS FRONT AND REAR
 - SORRY, NO PETS

£1,100 Per Month

Council Tax Band: C EPC Rating: C

FULL DESCRIPTION

****RECENTLY FULLY REFURBISHED** **3 DOUBLE BEDROOMS** **MODERN KITCHEN & BATHROOM** **LONG TERM LET**** We offer to rent on an unfurnished basis this modern, spacious 3 bedroom semi-detached house, located in a pleasant residential cul-de-sac. The property is previously fully refurbished and benefits from modern kitchen & bathroom, full rewire, recent combi boiler & full uPVC double glazing. EPC Rating C.

Internally, the property comprises: entrance into hallway with stairs to 1st floor & access to the spacious L-shaped kitchen-diner & separate lounge with French doors to rear to the ground floor. To the first floor, a central landing offers access to the three double bedrooms & modern bathroom. Externally, there is a large 3+ car driveway to the front which in turn leads to the attached larger than average single garage, and a pleasant garden to the side & rear with patio and lawn areas.

DIMENSIONS

Lounge - 5.1m x 3.8m
Kitchen-Diner - 4.7m x 2.35m plus 2.75m x 2.5m
Bedroom 1 - 4.28m x 2.76m
Bedroom 2 - 3.34m x 2.75m
Bedroom 3 - 2.9m x 2.18m
Bathroom - 2.1m x 1.9m
Garage - 4.7m x 3.55m

ADDITIONAL INFORMATION

Available May 2024 on a long term basis, min. 12 month tenancy, professionals & students accepted, no pets, unfurnished, £1100 PCM with £1100 deposit

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8963-7323-1670-7364-2902>

Important Info

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.

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Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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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.

