

STUART EDWARDS



The Orchard

, Pity Me DH1 5DA

- SEMI DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- RECENTLY REDECORATED WITH NEW FLOORING
- MODERN KITCHEN & BATHROOM
- GAS CH & UPVC DOUBLE GLAZING THOROUGHOUT
- GARAGE & OFF ROAD PARKING FOR 3 CARS
- GARDENS WITH PATIO
- FURNISHED
- AVAILABLE FROM 1ST SEPTEMBER 2024
- EPC RATING D

£1,295 Per Month

Council Tax Band: C
EPC Rating: D

FULL DESCRIPTION

****RECENTLY REDECORATED WITH NEW FLOORING** **3 DOUBLE BEDROOMS** **MODERN KITCHEN & BATHROOM** **LONG TERM LET**** We offer to rent on a fully furnished basis this modern, spacious 3 bedroom semi-detached house, located in a pleasant residential cul-de-sac. The property is recently refurbished and benefits from new kitchen & bathroom, carpets, combi boiler & full uPVC double glazing. The rent is also inclusive of a gardener. EPC Rating D.

Internally, the property comprises: entrance into hallway with stairs to 1st floor & access to the kitchen & separate lounge-diner 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 integrated single garage, and a pleasant garden to the side & rear with patio and lawn areas.

DIMENSIONS

- Lounge - 5.1m x 3.8m
- Kitchen - 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

ADDITIONAL INFORMATION

Available September 2024 on a long term basis, min. 12 month tenancy, professionals & students accepted, no pets, £1295 PCM with £1295 deposit

EPC

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2231-5080-2809-4881>

Property Portals

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

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.

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

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

