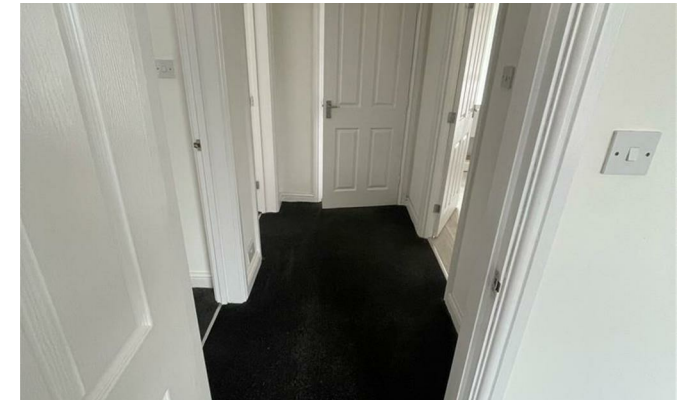


**STUART
EDWARDS**



George Street

Esh Winning, Durham DH7 9PF

- AVAILABLE FEBRUARY 2025
- RARE TO THE RENTAL MARKET
- 2 BEDROOM TERRACED BUNGALOW
- GATED OFF ROAD PARKING
- RE-DECORATION & NEW FLOOR COVERINGS
- UNFURNISHED
- UNDERGOING A FULL REFURBISHMENT PROGRAM
- NEW KITCHEN & BATHROOM
- FRONT GARDEN
- SORRY NO DSS TENANTS

£725 Per Month

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

We offer this RARE TO THE RENTAL MARKET, terraced bungalow, currently undergoing a FULL REFURBISHMENT PROGRAM.

AVAILABLE FROM FEBRUARY 2025 ON AN UNFURNISHED BASIS.

The living accommodation comprises: entrance porch, lounge, fitted kitchen with integrated oven and hob, 2 bedrooms and full bathroom suite with shower. Externally there's a front garden and gated rear yard to provide off road parking.

Benefiting from gas central heating, UPVC double glazing, re-decoration and new floor coverings.

Esh Winning is located approximately 6.5 miles from Durham City and has good public transportation links, schools and local amenities. Viewings are strongly recommended.

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

ENTRANCE PORCH

UPVC entrance door leading to porch with wall mounted central heating boiler.

LOUNGE

13'9" x 9'10"

Double radiator.

KITCHEN

13'8" x 9'0"

Newly fitted range of wall and floor units with laminate worktops and inset one and a half bowl sink unit. Integrated electric oven and gas hob. Double radiator and plumbed for automatic washing machine.

BEDROOM 1

14'1" x 10'0"

Double radiator.

BEDROOM 2

9'10" x 10'0"

Double radiator.

BATHROOM

Newly installed white suite comprising: low level wc, wash hand basin, panel bath with mains fed shower over, fully feature tiled, double radiator and extractor fan.

EXTERNALLY

Front garden and gated rear yard to provide off road parking.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3037-8120-0309-0707-1296>

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.

1 & 2 Blue Coat Buildings, Claypath,
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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.

