



**STUART
EDWARDS**

Queen Street

, Birtley DH3 1ED

- MID TERRACED
- SPACIOUS RECEPTION ROOM
- NEWLY INSTALLED FLOOR COVERINGS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- VIEWING RECOMMENDED
- 2 BEDROOMS
- REAR YARD
- CLOSE TO LOCAL AMENITIES
- ON ROAD PARKING

£700 Per Month



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

Well presented mid terraced house available immediately, providing excellent rental accommodation.

The property comprises: Entrance hallway, lounge, inner hallway, kitchen and bathroom.

To the first floor: Landing and two double bedrooms

Externally there's a rear yard.

Benefiting from gas central heating via a combi boiler, UPVC double glazing and new floor coverings throughout.

Sure to prove popular, available on an unfurnished basis.

Early viewings are strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

Radiator and stairs to first floor.,

LOUNGE

12'3" x 13'5"

Feature fire place and double radiator.

INNER HALLWAY

Radiator and rear door to yard.

KITCHEN

8'0" x 5'10"

Range of floor and wall units, laminate worktops, integrated electric oven and hob, extractor fan, stainless steel sink and drainer unit with mixer tap, tiled splashbacks and double radiator.

BATHROOM

4'6" x 5'11"

Suite comprising low level w.c, wash hand basin, panel bath with over head electric shower and glass screen, laminated walls and vinyl flooring.

LANDING

BEDROOM ONE

16'4" x 11'7"

Radiator.

BEDROOM TWO

9'3" x 8'2"

Radiator.

EXTERNALLY

Rear yard.

CLIENT MONEY PROTECTION

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8685-7529-3329-5833-3922>

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.

