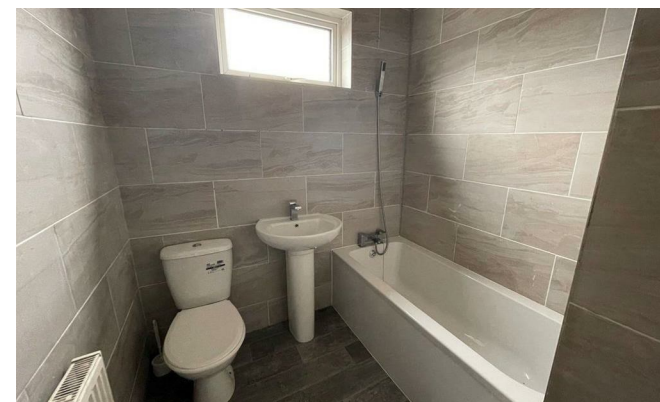


STUART EDWARDS



John Street

Eldon Lane, Bishop Auckland DL14 8TP

- MID TERRACED HOUSE
- 2 GOOD SIZED BEDROOMS WITH BUILT-IN STORAGE
- SPACIOUS LOUNGE
- KITCHEN/DINER
- MODERN BATHROOM
- ON STREET PARKING
- REAR YARD
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- NO PETS

£495 Per Month

Council Tax Band: A

EPC Rating: C

FULL DESCRIPTION

Mid terraced house, available immediately on an unfurnished basis.

Accessed via a UPVC entrance door to the lobby area, lounge with feature fireplace and spacious kitchen/diner with integrated oven and hob and space for a dining table. Stairs from the kitchen leads to the first floor landing, 2 bedrooms with built-in storage and modern bathroom suite with bath tap shower fitting.

Externally there is on street parking to the front and an enclosed garden to the rear.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.

No pets.

Viewings are recommended.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0236-3028-8203-3877-3204>

IMPORTANT INFORMATION.

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.

CLIENT MONEY PROTECTION.

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

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 + VAT 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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

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.