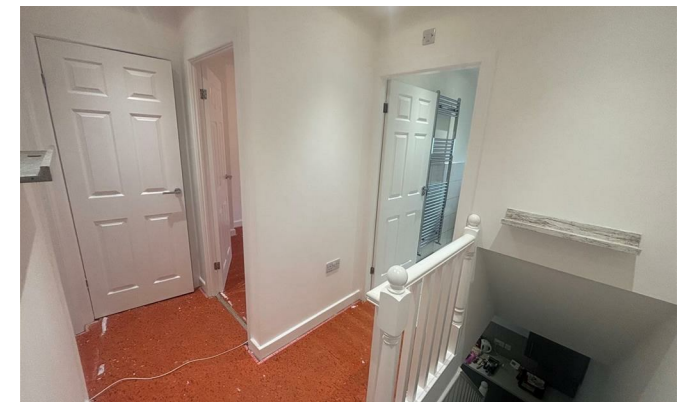
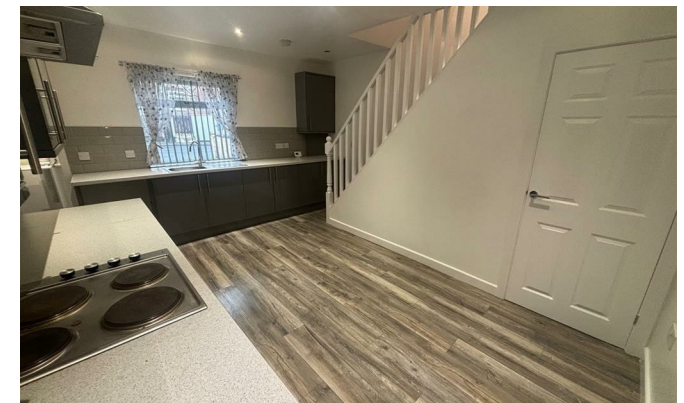




Elliot Street

Sacrison, Durham DH7 6JH

- RECENTLY REFURBISHED
- TASTEFULL DECOR & FLOORING THOUGHOUT
- MODERN BATHROOM WITH SHOWER
- NO PETS
- 3 BEDROOM MID TERRACE HOUSE
- PLEASANT PRIVATE REAR GARDEN
- OFF ROAD PARKING TO THE REAR
- UN FURNISHED

£725 Per Month

Council Tax Band: A
EPC Rating: E

FULL DESCRIPTION

****RECENTLY FULL REFURBISHMENT**** We are delighted to offer this well maintained, recently fully refurbished 3 bedroom house to rent, available mid-November 2025 on a long term basis. Having undergone a full program of refurbishment, the property benefits from a large modern kitchen-diner, contemporary 1st floor bathroom, full uPVC double glazing, a recent combi boiler & pleasant private garden. The decor & flooring is modern & tasteful throughout, and the property is ideally situated in Sacriston for access to the local amenities, regular public transport links & nearby comprehensive road network. EPC Rating E.

Internally, the layout comprises: entrance lounge, modern kitchen with ample wall & base units, integrated cooking facilities, space for appliances and dining table & large under-stairs storage cupboard, plus rear entrance porch. To the 1st floor, a central landing provides access to the three bedrooms and a modern bathroom with over-bath shower & over-stairs cupboard. Externally, there is a lawned garden to the front with off-street parking to the rear.

Available mid-November 2025 on a long term basis, min. 12 month tenancy, professionals & students accepted, no pets, unfurnished, £725 PCM with £725 deposit

EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9962-2885-7726-9001-4861>

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.

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.

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.

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.



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.

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