

STUART EDWARDS



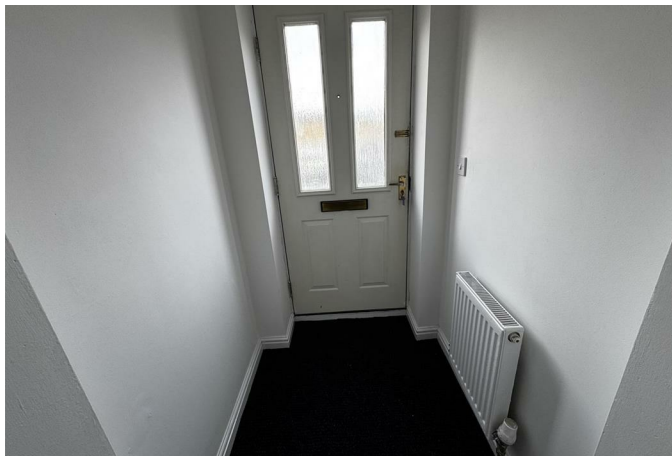
St. Cuthberts Meadow

, Sacriston DH7 6XJ

- NEWLY REFURBISHED
- 3 BEDROOMS & DRESSING ROOM
- NEW BATHROOM & CLOAKROOM/WC
- NEWLY DECORATED
- ENCLOSED GARDEN
- MODERN TOWNHOUSE
- NEW KITCHEN
- NEW FLOOR COVERINGS
- DRIVEWAY
- AVAILABLE JULY 2025, UNFURNISHED

£850 Per Month Per Month





FULL DESCRIPTION

NEWLY REFURBISHED, modern townhouse, available immediately on an unfurnished basis.

Beautifully presented throughout, this is exceptional rental accommodation.

Accessed via the entrance porch with composite security entrance door, lounge, new cloakroom/wc and newly fitted modern kitchen/diner with integrated oven and UPVC double glazed patio doors to the garden.

Stairs lead to the first floor landing with 2 bedrooms and newly fitted bathroom suite with shower.

The main bedroom is situated on the second floor and enjoys two Velux windows and dressing room.

Externally there's a driveway to the front to provide off road parking and an enclosed garden to the rear with laid lawn.

Benefiting from gas central heating via a combi boiler with radiators to all rooms, new floor coverings, re-decoration and UPVC double glazing throughout.

NO PETS.

Sacriston has its own local primary school, shops including Tesco Local, & pubs. In addition to the comprehensive public transport network which passes through the village, nearby road links, including A1M & A167, link Sacriston to nearby Durham, Newcastle & Gateshead within around 15 minutes, making this village a popular location for professionals commuting throughout the region. Sure to prove extremely popular, therefore early reservation is strongly recommended.

ENTRANCE PORCH

With composite entrance door and double radiator.

LOUNGE

15'1" x 11'9"

Double radiator, coved ceiling and under stair storage cupboard.

CLOAKROOM/WC

Newly fitted white suite with close coupled wc, pedestal wash hand basin with tiled splashback, double radiator and tile effect vinyl flooring.

KITCHEN/DINING

11'9" x 8'10"

Newly fitted range of wall and floor units with contrasting laminate worktops, upstands and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel oven with ceramic hob, extractor above and tiled splashback. LVT flooring, coved ceiling, spot lighting, double radiator, space for a dining table and UPVC double glazed patio doors to garden.

FIRST FLOOR LANDING

BEDROOM 2

12'1" x 11'9"

Double radiator.

BEDROOM 3

11'9" x 7'10"

Double radiator.

FAMILY BATHROOM

Newly fitted white suite comprising, close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, tiled splashbacks, tile effect vinyl flooring, spot lighting and double radiator.

SECOND FLOOR

DRESSING ROOM/STORAGE

BEDROOM 1

11'9" 11'9"

Double radiator and two Velux windows.

DRIVEWAY

GARDEN

With laid lawn.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8203-4514-5629-4607-0863>

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 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.

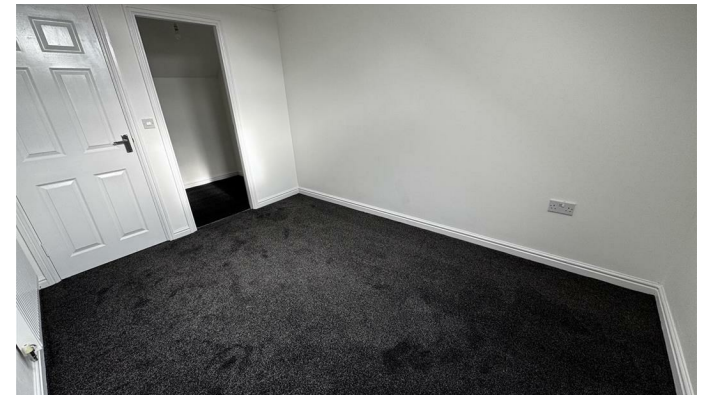
THANKS.

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.



Council Tax Band: A
EPC Rating: C



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.