



Portobello Terrace, Birtley, County Durham, DH3 2JS

*****AVAILABLE NOW***** Two bedroom mid terrace available immediately on an unfurnished basis. The property comprises of entrance hall, lounge, dining room/study and kitchen to the ground floor. To the first floor are two bedrooms and bathroom W/C. Externally the property has a private yard to the rear with parking available on street. Easy access to the A1 Western Bypass for transport links across the region and beyond. Viewing recommended! EPC rating D.



*****AVAILABLE NOW*****

Unfurnished

Terraced House

Holding deposit £172

Two Bedrooms

EPC Rating D

£750 per month

Lounge 16' 0" x 15' 2" (4.87m x 4.62m) max
Under stairs storage cupboard.

Kitchen 9' 11" x 8' 0" (3.01m x 2.43m) max
Fitted with a range of wall and base units, integrated oven/hob.
Freestanding washing machine (can be removed if required).
Space for fridge/freezer (not included).

Dining Room/Study 10' 0" x 5' 9" (3.05m x 1.76m)

Bedroom 1 10' 0" x 9' 5" (3.04m x 2.86m) max

Bedroom 2 10' 5" x 9' 4" (3.17m x 2.85m) max
Built in cupboard.

Bathroom 6' 11" x 5' 8" (2.12m x 1.73m)
Bath with shower over, wash basin, W/C.

Externally
Private yard to rear. Parking available on street.

Additional information
Council tax band A. Minimum tenancy length 6 months. Holding deposit £176. Security deposit equivalent to 1 months rent.

Holding deposit
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

EPC Graph (full EPC available on request)

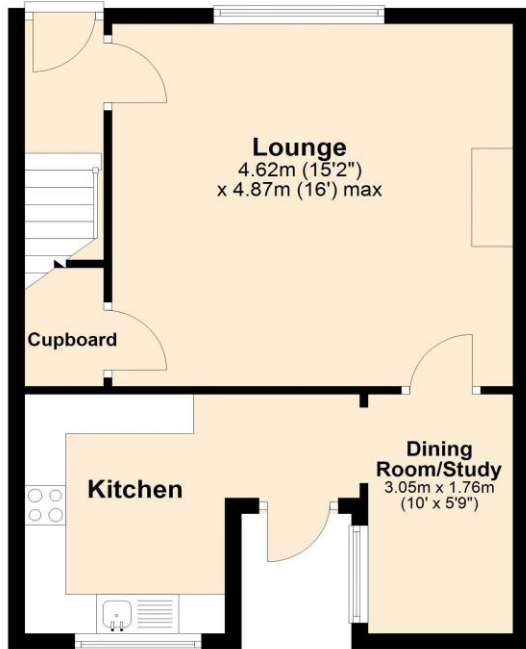
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

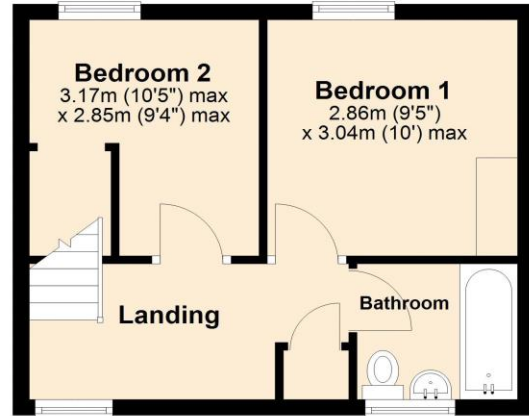
Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 sq. feet)

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