



Provident Street

Chester Le Street DH2 1NS

£575 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- MID TERRACE
- BRAND NEW CARPETS

- TWO BEDROOMS
- RE-DECORATED THROUGHOUT

- MODERN FITTED KITCHEN
- LARGE REAR YARD

REFURBISHED TWO BEDROOM MID TERRACE HOME situated in this EVER POPULAR RESIDENTIAL AREA of Pelton Lane Ends. This property offers UPVC DOUBLE GLAZING, GAS CENTRAL HEATING VIA RADIATORS, SPACIOUS LOUNGE, FITTED KITCHEN and a WHITE FAMILY BATHROOM/WC/SHOWER. To the first floor there are TWO BEDROOMS. Outside, there is an ENCLOSED YARD WITH DOUBLE GATES. Call us to view on 0191 3729898.

Rent £575 pcm
Bond £663.46
Holding £132.69

EPC rating D
Council Tax band A

Lounge

15'6" x 14'10" (4.72m x 4.52m)

Spacious lounge with open plan staircase to first floor, feature fire surround. UPVC double glazed front door and UPVC double glazed window.

Kitchen

14'2" x 6'7" (4.32m x 2.01m)

A range of wall and base units incorporating contrasting work surfaces and stainless steel sink unit.

Electric cooker and white goods, plumbing for washing machine, laminate flooring and UPVC double glazed window to rear. Dining area with contemporary radiator.

Rear lobby

UPVC double glazed rear door.

Bathroom

White bathroom comprising panelled bath with shower overhead, pedestal wash hand basin and WC. Fully tiled walls and chrome heated towel rail. UPVC double glazed window.

Bedroom 1

15'4" x 12'4" (plus robes) (4.67m x 3.76m (plus robes))

Large master bedroom with built in storage cupboard and UPVC double glazed window.

Bedroom 2

14'2" x 8'6" (4.32m x 2.59m)

2 x built in storage cupboards and UPVC double glazed window.

Rear yard

Spacious rear yard with double gated access.

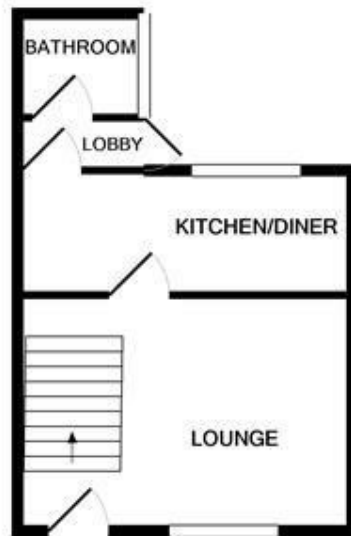
Holding Deposit/Deposit

Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

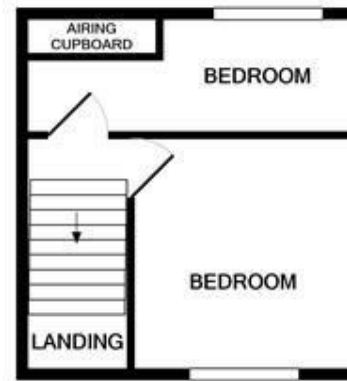
You will lose your Holding Deposit if any of the following occurs:

- 1.You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
- 2.You fail a Right to Rent check and are not eligible to reside in the UK.
- 3.You withdraw your application.
- 4.You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

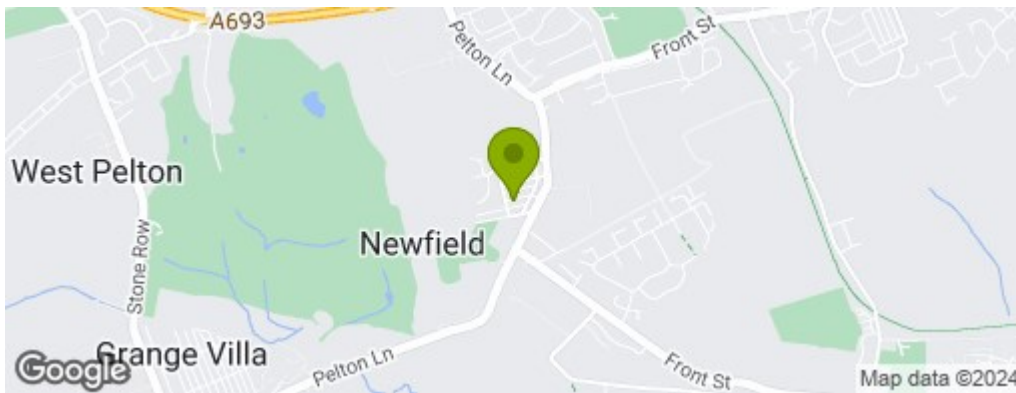


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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