



Sterling Way

Shildon DL4 2GT

£895 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.





Reposi

Rent without a deposit

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Sterling Way

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- Four bedrooms
- EPC GRADE C
- Gas Central Heating

- Lounge
- Delightful Kitchen/Diner
- Double Glazing

- Useful Study
- Utility Room
- Detached Garage

Venture Properties are delighted to bring to the market this spacious four bedroom detached property situated on an enviable corner plot on this popular residential development.

The accommodation briefly comprises: Entrance Hall, Study, Lounge, magnificent kitchen diner, which extends along the whole of the back of the property and has bi-fold doors leading to the rear garden and patio area. Useful utility room. Stairs to first floor with four good sized bedrooms, Master with en-suite.

To the rear there is a lawned garden and patio area and also a detached single garage with driveway and parking for two vehicles.

Early viewings recommended.

We anticipate a High demand in this lovely property.

Ground Floor

Stairs to first floor.

Entrance Hall

Single radiator.

Study

6'11" x 6'2" (2.128 x 1.899)
Radiator, BT point, wi-fi.

Downstairs W.C

Pedestal wash hand basin, w.c., radiator.

Lounge

13'3" x 10'10" (4.058 x 3.317)
Having central heating radiator and uPVC double glazed window to front.

Kitchen/Diner

20'8" x 14'5" (6.308 x 4.399)
Delightful room fitted with a range of wall and floor units, one and a half bowl single drainer sink unit, gas hob and electric oven, bi-fold doors leading to rear garden.

Utility Room

6'9" x 5'4" (2.069 x 1.635)
Plumbing for automatic washing machine, stainless steel sink unit.

First Floor

Storage cupboard.

Bedroom 1

12'2" x 9'9" (3.719 x 2.993)
Fitted wardrobes with sliding doors.

En-Suite

Double shower, w.c, wash hand basin.

Bedroom 2

10'8" x 10'3" (3.274 x 3.132)

Bedroom 3

12'4" x 6'7" (3.767 x 2.032)

Bedroom 4

8'11" x 7'1" (2.732 x 2.183)

Family Bathroom

Radiator, bath, wash hand basin, w.c.

Exterior

Lawned garden to the rear with patio.
Garage with up and over door, driveway with parking for two cars.

Energy Performance Certificate

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8287-7630-1179-9583-5922>

Tenants Information

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 Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Reposit-Rent without deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

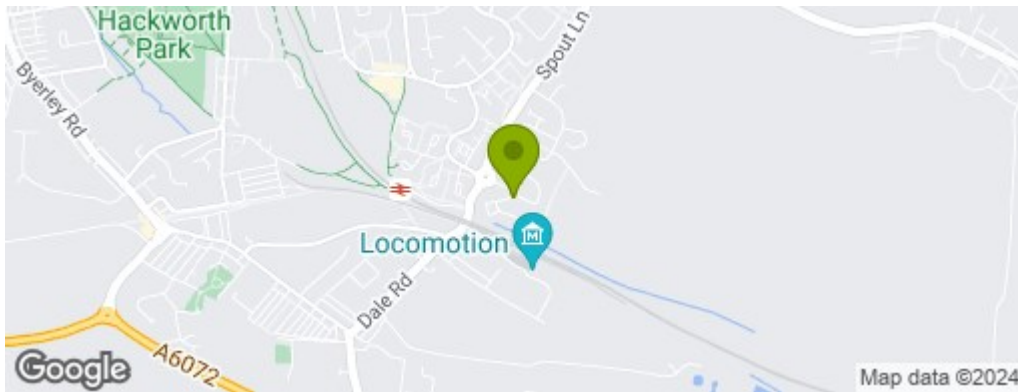
Further information is available at www.reposit.co.uk/tenants.

General Information

Council Tax Amount -£2431. Maximum 2024
EPC Grade - D
Water and Drainage - Mains
Gas and Electric - Mains
Broadband Available - Superfast broadband is available (Highest available download speed: 80 Mbps / Highest available upload speed 20 Mbps)
Mobile Signal Coverage Available - Good

DISCLAIMER

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crock) Limited cannot accept liability for any information provided.



Property Information

Council Tax Band D - Durham County Council
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com