



**Dent Street**

Shildon DL4 2DJ

**£450 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.



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# Dent Street

Shildon DL4 2DJ



- Available 12th July, 2024
- EPC Grade D
- Spacious Double Bedrooms

- Good Sized Lounge
- Rear Yard
- Downstairs Bathroom

- Gas Central Heating
- Must Be Viewed
- Double Glazed Throughout

WELL PRESENTED two bedroom mid terraced house! Accommodation is laid over two floors and briefly comprises of a GOOD SIZED LOUNGE with feature fireplace, dining room, fitted kitchen and bathroom/wc with overhead shower. To the first floor there are TWO DOUBLE BEDROOMS both nicely decorated with neutral coloured carpets.

VIEWING ADVISED so that you don't miss out!

## Ground Floor

### Entrance

Entered via a upvc double glazed external door which leads to the entrance lobby. The stairs to the first floor living accommodation leads off from here.

### Lounge

14'01 x 11'02 (4.29m x 3.40m)

This nicely decorated room is located to the front elevation and natural light is provided by a upvc double glazed window. Featuring a timber fire surround with a marble hearth which houses an electric fire. Having wall lights, coving, television point and a double central heating radiator. An arch leads through to the dining room.

### Dining Room

14'03 max x 7'08 max (4.34m max x 2.34m max)

This room is located to the rear of the property and has a upvc double glazed window for natural light.

### Kitchen

12'06 x 8'01 (3.81m x 2.46m)

This room is located to the rear and is fitted with wall and base units with laminated surfaces over incorporating a stainless steel sink and drainer with tiled splash backs. Having a gas cooker, plumbing and space for a washing machine, tiled floor, upvc double glazed window and a central heating radiator. A timber and glazed external door leads to the rear yard. The wall mounted gas central heating boiler is located in this room.

### Bathroom/Wc

Fitted with a three piece suite comprising of a wc, pedestal wash hand basin and a

panelled bath with a mains shower over. Having tiled splash backs, central heating radiator and tiled flooring. Natural light is provided by a upvc double glazed window with obscure glass.

## First Floor

### Landing

Having access to the loft.

### Bedroom One

14'02 x 11'04 (4.32m x 3.45m)

This well proportioned room is located to the front of the property and is naturally lit by a upvc double glazed window. Having a central heating radiator, coving and an over stair storage cupboard.

### Bedroom Two

14'02 x 7'09 (4.32m x 2.36m)

This double room is naturally lit by a upvc double glazed window located to the rear of the property. Having a double central heating radiator

### External

Having an enclosed rear yard.

## Tenant 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.

## Energy Performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8404-6987-8522-4296-2803>

## General Information

Council Tax Amount Band A -£1621 Maximum 2024

EPC Grade – D

Water and Drainage – Mains

Gas and Electric -Mains

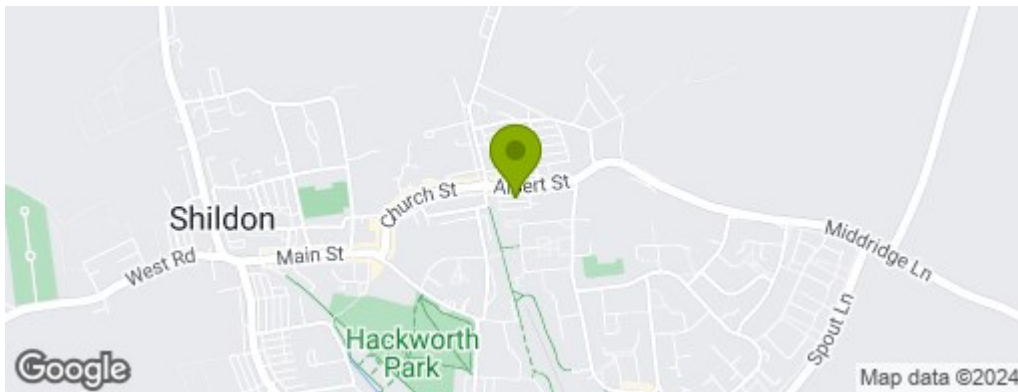
Broadband Available –Super Fast broadband is available (Highest available

download speed: 74Mbps / Highest available upload speed 20 Mbps)

Mobile Signal Coverage Available – Good

### DISCLAIMER

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## Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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