



Allendale Road

Meadowfield DH7 8XG

£795 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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Allendale Road

Meadowfield DH7 8XG



- Available 1st July 2024
- EPC Rating D
- Cui de sac location

- Spacious three bedroom semi-detached
- Large Conservatory
- Durham Johnston catchment area

- Open plan Kitchen/Diner
- Rear garden
- Walking distance to local shops and amenities

Available 1st July 2024 on an unfurnished basis, Venture Properties have the pleasure of offering to let this well presented and pleasantly situated three bedroom semi-detached home.

Located on a popular and sought after residential development the property has a floor plan comprising of: entrance lobby, living room, attractive dining kitchen and conservatory. To the first floor comprises of three bedrooms and a family bathroom.

Externally there are gardens to the front and rear and a driveway providing off-street parking.

Allendale Road is located in the popular village of Meadowfield, which offers good access to schools, amenities, recreational facilities and motoring and bus links.

GROUND FLOOR

Entrance Lobby

With UPVC double glazed opaque door, radiator, stairs to first floor.

Living Room

12'7" x 11'5" (3.84 x 3.49)

With UPVC double glazed bay window to front, feature fireplace with electric fire, coving and radiator.

Kitchen/Diner

14'2" x 9'7" (4.33 x 2.93)

Fitted with a range of modern wall and base units, space for cooker, extractor over, space for washing machine, stainless steel sink tap and drainer unit, space for dining table, radiator, UPVC double glazed windows to rear, coving to ceiling, tile effect laminate, UPVC double glazed French doors leading to the conservatory.

Further Kitchen/Diner Image

Conservatory

With UPVC double glazed window and door leading to the rear garden.

FIRST FLOOR

Landing

With storage cupboard and loft hatch.

Bedroom One

14'3" x 8'11" (4.36 x 2.73)

With two UPVC double glazed windows to front, radiator and over stairs storage cupboard.

Bedroom Two

8'5" x 7'3" (2.57 x 2.21)

With UPVC double glazed window to rear and radiator.

Bedroom Three

8'0" x 6'9" (2.46 x 2.06)

With UPVC double glazed window to rear and radiator.

Family Bathroom/WC

A white three piece suite comprising of panelled bath with electric shower over and shower screen, WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, tiled floor, UPVC double glazed opaque window and spotlights.

EXTERNAL

To the front of the property is a laid to lawn garden, to the side is a driveway providing ample off street car parking and to the rear is a laid to lawn garden with mature hedging, patio area and a good degree of privacy.

Rear View

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.

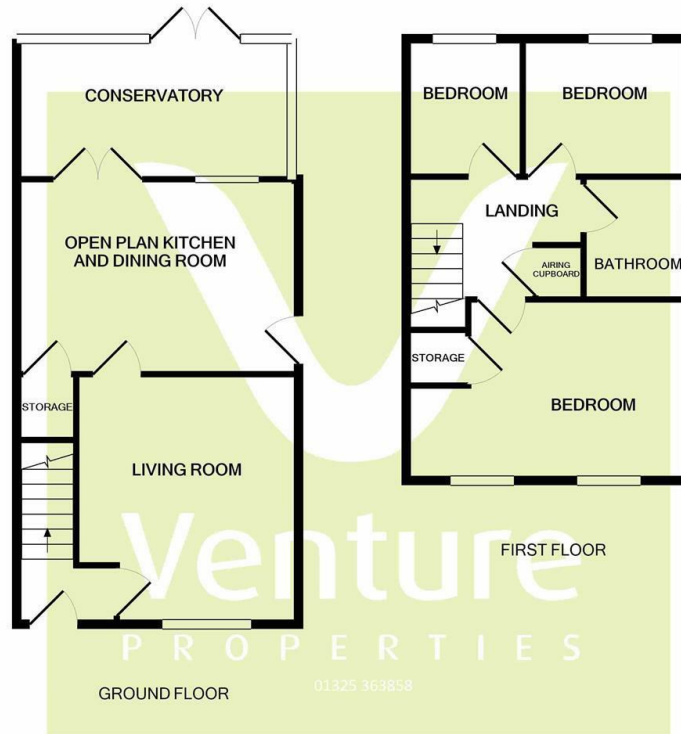
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

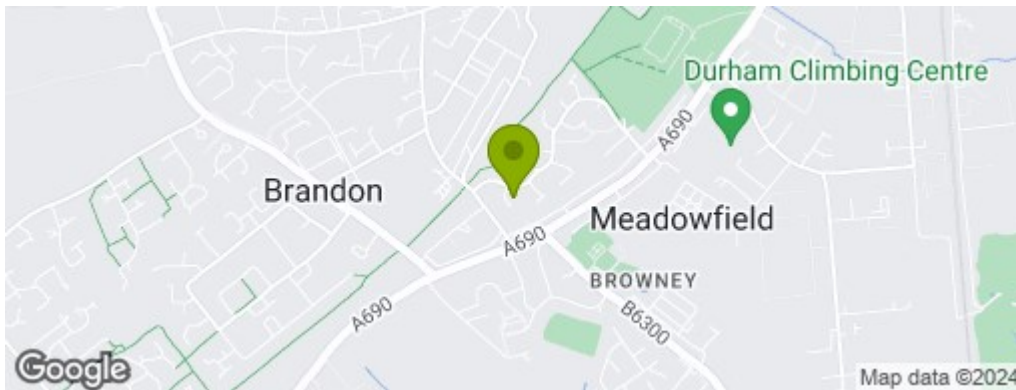
The security deposit (bond) amount is equivalent to 4 weeks rent.

AGENT NOTES

Please note the pictures were taken prior to the current tenants moving in.



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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Property Information

EPC RATING - D COUNCIL TAX BAND - B UNFURNISHED

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