



Picktree Farm Cottages, NE38 9HJ
4 Bed - House - End Terrace
£1,195 Per Calendar Month

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**** THREE BEDROOMS ** END OF TERRACE PROPERTY ** UNFURNISHED ****

Picktree Farm Cottages is a charming former agricultural workers stone built cottage with unique features which has been sympathetically modernised and developed within the executive and desirable village of Picktree Village. The property has been sympathetically modernised and refurbished resulting in a generous 4 bedroomed accommodation which is well maintained and finished to a high standard, enjoying a private enclosed courtyard to the rear.

Picktree Village is a desirable and peaceful residential area, known for its tranquil and pleasant location ideally placed for outdoor pursuits such as walking and cycling, including the Coast-to-Coast cycle route but offers outstanding transport links via the nearby A1(M) and A19, giving easy access to Newcastle, Durham, Sunderland, and the wider North East region. A wide range of local amenities are available in Chester-le-Street, Rickleton Village, and Washington town centre, while Durham City lies to the south. Chester-Le-Street 1.4 miles. Chester-le-Street railway station provides direct services to Newcastle, Durham, and beyond via the East Coast main line | Washington 3 miles | Durham City Centre 8.1 miles | Sunderland 9.1 miles | Newcastle Upon Tyne 10.8 miles | Newcastle International Airport 17 miles offering both domestic and international flights.

Council Tax Band - D Annual Cost - £2062.70

EPC Rating - D

BOND £1,195 | MINIMUM TENANCY 6 MONTHS

Specifications: No Pets, No Smokers

Required Earnings: Tenant Income - £43,020 Guarantor Income (If Required) - £45,020

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good

Disclaimer: The preceding details have been sourced from the

seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

DESCRIPTION

The cottage is accessed via the main entrance to the front of the property, leading into a entrance hall giving access to upper floor and 17ft living room which is generous, incorporating sympathetic hardwood flooring with period features such as high ceilings, feature fire place incorporating a modern electric fire and feature UPVC windows making the the room light and airy. This room leads to either the spacious kitchen/dinning area with with travertine flooring and a modern complete kitchen including a breakfast bar with a extensive range of integrated appliances plus ample storage and work surfaces. The kitchen leads into a utility room which provides further work surfaces, storage and washing machine and dishwasher, including a modern combination boiler plus a rear door giving access to a lovely generous, paved private enclosed rear courtyard with water and external power points available. This area gives access to a substantial garage with power points and an electric remote control garage door, which is also accessed via a private lane to the rear of Picktree Farm Cottages.

Additional accommodation is accessed via the living room, leading to a hall which provides useful storage and a 4th bedroom/study which is generous providing an outlook into the private courtyard

The upstairs living area is arranged into three bedrooms and the modern family bathroom. Two of the bedrooms are double bedrooms with substantial integrated wardrobes in each and an additional storage area in the roof space. The main bedroom bedroom enjoys high ceilings combined with feature modern UPVC windows providing a pleasant outlook onto the adjacent picturesque Lambton Estate. The family bathroom is modern and well equipped with WC, bath and wash basin and a separate shower cubicle with a direct feed from the combination gas boiler

Parking is available to the front of the property and to the rear in the substantial garage accessed via a private lane



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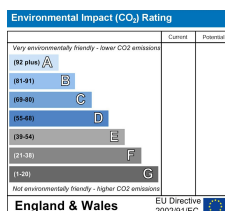
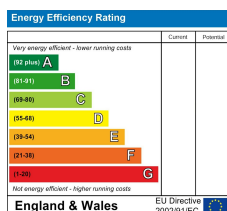
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