



**Rickleton Avenue, Chester Le Street, DH3  
4AE**  
**4 Bed - House - Semi-Detached**  
**£1,800 Per Calendar Month**

**ROBINSONS**  
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AVAILABLE CIRCA 25 SEPTEMBER

\* LARGE CORNER PLOT \* GREATLY EXTENDED \* SUPERBLY PRESENTED THROUGHOUT \* RARELY AVAILABLE \* OFF-STREET PARKING AND GARAGE \* TWO EN-SUITE BEDROOMS \* UTILITY ROOM AND DOWNSTAIRS WC \*

Available to rent is this ideally located home which occupies a large corner plot in this sought after part of Chester le Street.

The property has recently undergone extensive refurbishment, and extending, and offers luxury accommodation throughout. Internally the spacious floorplan comprises: entrance hall, downstairs WC, inviting lounge, large dining kitchen, and a utility room. On the first floor there are three bedrooms, two with en-suite, and the master being of exceptional size. There is also a gorgeous family bathroom. To the second floor is a further bedroom, and dressing area / study space.

Externally the property occupies a large corner plot with gardens to the front, rear and side, a driveway and garage.

Rickleton Avenue has been particularly popular with a variety of tenants, including families as it offers excellent access to local schooling, a range of good amenities and recreational facilities along with being only a short drive from the A1(m) highway offering links to many of the region's major towns and cities including Newcastle, Gateshead, Sunderland, Durham and Darlington.

Bond: £1,800

\*\*Specifications: Unfurnished. Families welcome. Pets considered. Smokers allowed\*\*

\*\*Required earnings: Tenant Income £64,800. Guarantor Income £64,800 (if required)\*\*

## Entrance Hallway

## Downstairs Toilet

## Lounge

## Kitchen / Diner

## Utility Room

## FIRST FLOOR

## Bedroom 1

## Ensuite

## Bedroom 2

## Ensuite

## Bedroom 3

## Bathroom

## SECOND FLOOR

## Bedroom 4

## Dressing Area / Study

## EXTERNAL

## Front Garden

## Rear Garden

## Side Garden

## Driveway

## Garage

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 48 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: D

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.

## REDRESS

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







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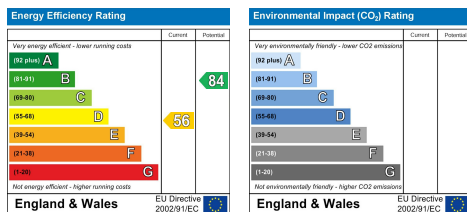
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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