



**Nuthatch Close, Bishop Cuthbert, TS26 0RZ**  
**3 Bed - House - Detached**  
**£895 PCM**

**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**



A modern three bedroom detached property located in the popular Bishop Cuthbert Estate and offered to the market for rent on an unfurnished basis. The home has been extended and reworked, with the benefit of **THREE RECEPTION ROOMS**, modern kitchen, en-suite and bathroom. The accommodation is warmed by gas central heating and features uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor and access to both the lounge and dining room, the lounge including an attractive feature fire surround and electric fire, the garden room/conservatory offers a pleasant transition between the home and garden. The kitchen is fitted with modern cream gloss units to base and wall level and includes a range of integrated appliances, the utility room features matching units, space for the washing machine, door to the rear garden and access to the ground floor cloakroom/WC. To the first floor are three good sized bedrooms, the master with built-in wardrobes and modern en-suite shower room, bedrooms two and three are served by the modern family bathroom. Externally is a low maintenance front garden, with a concrete imprint driveway providing useful off street parking. The enclosed rear garden features lawn and patio areas.

**UNFURNISHED/NO SMOKERS/PETS CONSIDERED**

**REQUIRED EARNINGS:** Tenants £26,850pa; Guarantor, if required £32,220pa

**BOND** £1,032

Maybe subject to a holding fee see website for details



## GROUND FLOOR

### ENTRANCE HALL

7'06 x 5'06 (2.29m x 1.68m)

Accessed via uPVC double glazed entrance door, modern laminate flooring, stairs to the first floor and access both the lounge and dining room.

### DINING ROOM

17'00 x 8'03 (5.18m x 2.51m)

Ideal for a variety of use with matching laminate flooring.

### LOUNGE

21'03 x 12'04 (6.48m x 3.76m)

A spacious family lounge with matching laminate flooring, attractive feature fire surround with electric fire, under stairs storage cupboard, double doors into the garden room/conservatory and access to the kitchen.

### GARDEN ROOM/CONSERVATORY

10'11 x 10'03 (3.33m x 3.12m )

Offering a pleasant transition between the home and garden via French doors.

### KITCHEN

9'09 x 8'09 (2.97m x 2.67m)

Fitted with a modern range of cream gloss units to base and wall level with built-in oven, hob and extractor, integrated fridge, separate freezer and integrated dishwasher.

### UTILITY ROOM

6'04 x 5'02 (1.93m x 1.57m)

Matching units to base and wall level with space for for the washing machine, door to the rear garden and access to the ground floor cloakroom/WC.

### CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin and low level WC.

## FIRST FLOOR

### LANDING

Storage cupboard, access to bedrooms and bathroom.

### BEDROOM ONE

10'10 x 10'05 (3.30m x 3.18m)

A good sized master bedroom with built-in wardrobes and access to the en-suite shower room.

### EN-SUITE SHOWER ROOM/WC

5'07 x 5'03 (1.70m x 1.60m)

Fitted with a modern three piece white suite and chrome fittings comprising: corner shower cubicle, pedestal wash hand basin and low level WC.

### BEDROOM TWO

12'00 x 8'04 (3.66m x 2.54m )

Built-in wardrobes.

### BEDROOM THREE

9'02 x 8'01 (2.79m x 2.46m )

Built-in single wardrobe.

### BATHROOM/WC

8'03 x 5'07 (2.51m x 1.70m )

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath, pedestal wash hand basin and low level WC.

### OUTSIDE

The property features a part lawned front garden with a concrete imprint driveway providing useful off street parking. The enclosed rear garden features lawn and patio areas, with two useful storage sheds included.

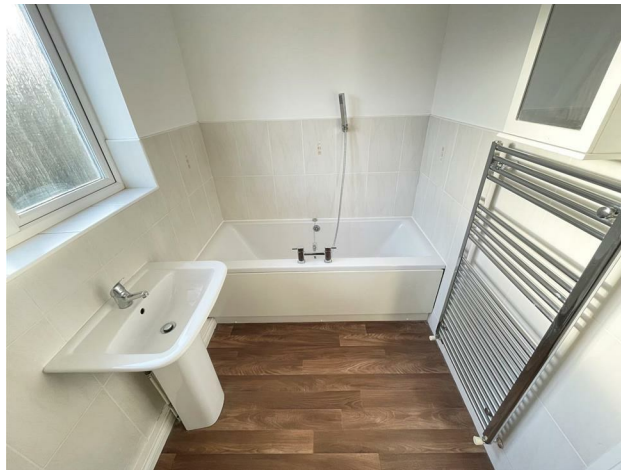












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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