



Lambton Street

Chester Le Street DH3 3NH

£750 Per Month





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# Lambton Street

Chester Le Street DH3 3NH



Nestled in the charming area of Lambton Street, Chester Le Street, this delightful terraced house presents an excellent opportunity for those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home, as well as a refitted kitchen with a separate utility area.

With two inviting bedrooms, one which has fitted wardrobes, this residence offers ample space for a small family or individuals looking for a home office. The bathroom is located downstairs, ensuring ease of access for all occupants.

One of the standout features of this property is the parking space available for two vehicles, a rare find in such a desirable location. This added convenience allows for easy access and peace of mind for residents and their guests. The property also has an enclosed garden to the front.

Chester Le Street is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, making it an ideal place to settle down. With good transport links to nearby cities, this property is not only a lovely home but also a gateway to the wider region.

In summary, this terraced house on Lambton Street is a wonderful opportunity to enjoy comfortable living in

a vibrant community This property is sure to meet your needs and exceed your expectations.

Council Tax Band A  
EPC rating D

## ENTRANCE PORCH

## ENTRANCE VESTIBULE

## LOUNGE

17'4" max 16'2" max (5.28m max 4.93m max)

## KITCHEN

9'11" x 6'6" (3.02m x 1.98m)

## UTILITY AREA

## BATHROOM/WC/SHOWER

## FIRST FLOOR

## BEDROOM 1

13'10" x 9'9" (4.22m x 2.97m)

## BEDROOM 2

10'9" x 6'2" (3.28m x 1.88m)

## OUTSIDE

## HOLDING DEPOSIT/DEPOSIT

Holding Deposit And Deposit - 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.

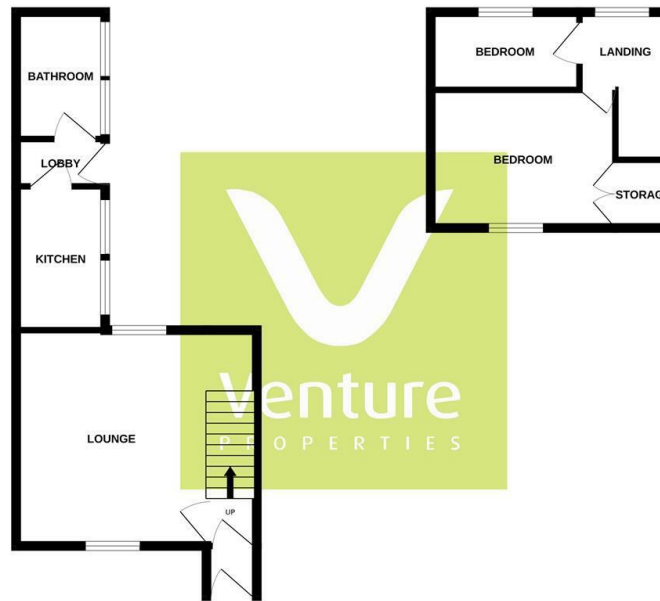
You will lose your Holding Deposit if any of the following occurs:

- 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.

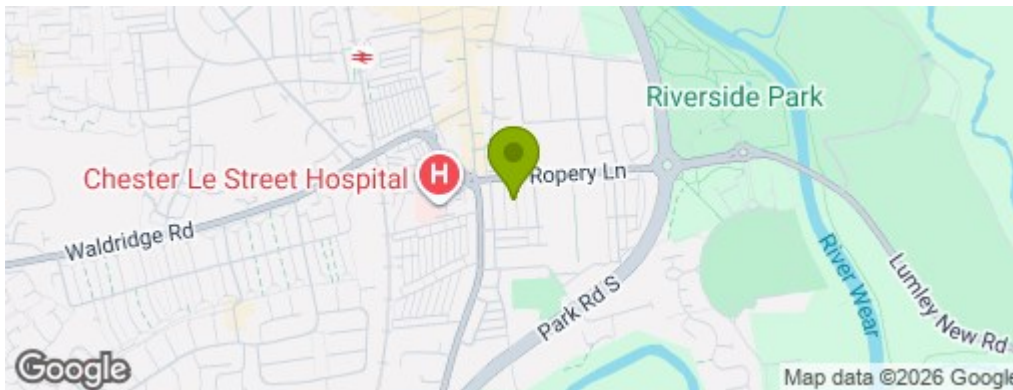
All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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 a guide only for prospective purchasers. The services, specifications and materials shown here are not intended and no guarantee as to their quality or efficiency can be given.  
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## Property Information

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