



Hambleton Avenue, Chester Le Street, DH2 3BQ
3 Bed - House - Semi-Detached
£825 Per Calendar Month

ROBINSONS
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Hambledon Avenue

Chester Le Street, DH2 3BQ

* AVAILABLE NOW * WELL PRESENTED * NEW CARPETS * RECENTLY REDECORATED * COMBI BOILER INSTALLED 20245 * NEW GARAGE AND PORCH ROOFS * LARGE GARAGE / WORKSHOP * OFF-STREET CAR PARKING * NICE OUTLOOK * POPULAR LOCATION *

Available immediately is this well presented home, recently redecorated and fitted with new carpets, offering comfortable accommodation in a traditionally popular area. The property benefits from a large garage or workshop to the rear, making it ideal for tenants needing additional storage or workspace.

The floorplan comprises an entrance hallway, spacious lounge and a good sized dining kitchen, along with a rear porch providing access to the outside. To the first floor there are three bedrooms and a bathroom.

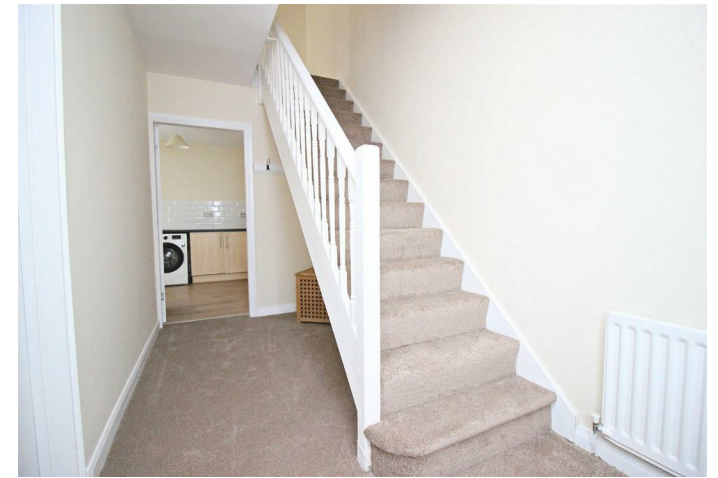
Externally, there is a courtyard to the front, while to the rear there is an enclosed yard allowing for off street car parking, along with access to a large garage or workshop, offering excellent additional space. The property also enjoys a pleasant outlook to the front over a communal green.

Hambledon Avenue is located within a popular area of Chester le Street, offering convenient access to local shops, schools and everyday amenities. The town centre is within easy reach, providing supermarkets, cafés and leisure facilities, along with a mainline railway station offering direct links to Durham, Newcastle and beyond. The A1(M) is also easily accessible, making commuting straightforward, while nearby Riverside Park provides attractive green space and walking routes.

****Specification: Unfurnished****

****Required earnings: Tenant Income £29,700 Guarantor Income £29,700 (if required)****

Bond £825











Hallway

Lounge

Dining Kitchen

Rear Porch

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

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Agent's Notes

Council Tax: Durham County Council, Band A

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

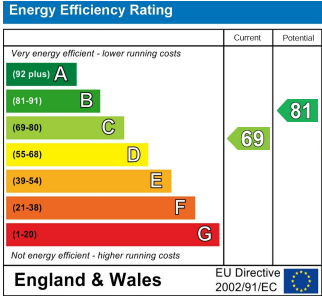
Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

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



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscs.co.uk
www.robinsonsestateagents.co.uk

