

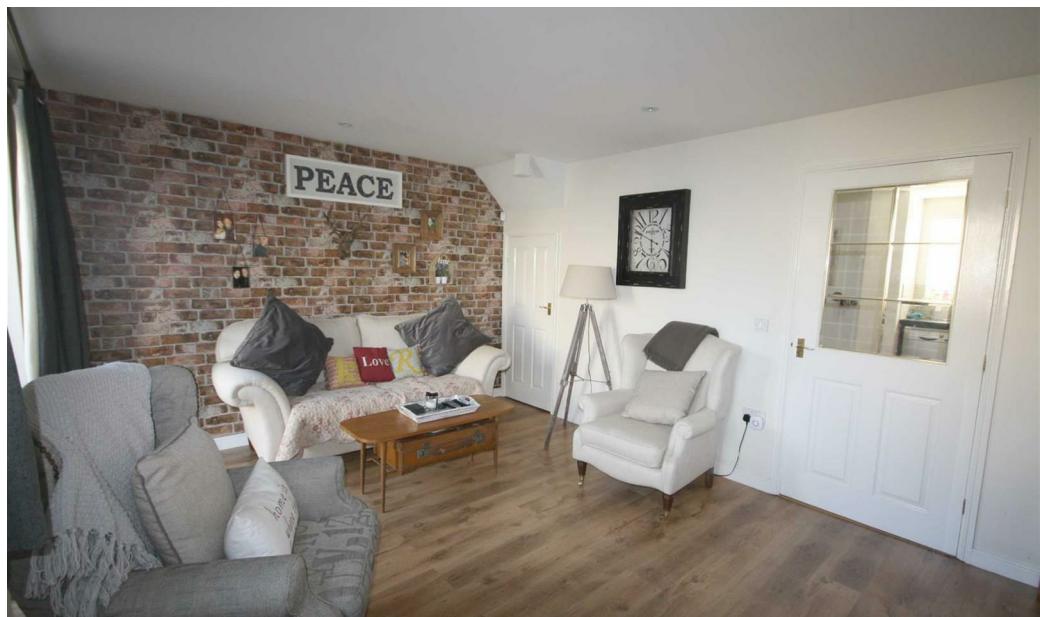


**Ivyway**

Pelton, Chester Le Street DH2 1DR

£850 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Ivyway

Pelton, Chester Le Street DH2 1DR



x 3



x 2



x 1

- EPC rating TBC
- Gas central heating
- Lounge with French doors to garden

- Three bedoomed semi
- Ground Floor Wc
- Master bedroom with fitted wardrobes

- UPVC double glazing
- Breakfasting kitchen
- Driveway and garage

Nestled in the charming area of Ivyway, Pelton, Chester Le Street, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests and a large kitchen.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The property is designed to cater to contemporary living, providing ample space and functionality. The garden is half decked so plenty of room for relaxing.

For those with vehicles, the property features parking for two vehicles, a garage and off road parking, a valuable asset in today's busy world. The location itself is a peaceful retreat while still being within easy reach of local amenities, schools, and transport links, making it an excellent choice for both commuters and families alike.

Rent £850 PCM  
Holding fee £196.15  
Deposit £980.76

EPC Rating C  
Council tax rating B

## Entrance Hall

Entered via external door, radiator, telephone point, stairs to the first floor

## Ground Floor Wc

With low level wc, pedestal wash hand basin, radiator, UPVC double glazed window

## Breakfasting Kitchen

13'6" (narrowing) x 11'6" (4.11 (narrowing) x 3.51)  
Fitted with a range of wall/base units, ample worktops, sink unit and drainer, mixer tap, tiled splashbacks, built in gas hob/oven/extractor, plumbing for automatic washing machine, radiator, laminate floor, UPVC double glazed window, room to dine

## Lounge

14'8" x 11'4" (4.47 x 3.45)

With UPVC double glazed window, UPVC double glazed French doors to the rear garden, feature fire place housing a living flame effect electric fire, TV point, radiator, under stair storage cupboard

## First Floor Landing

With loft access

## Bedroom One

With 2 x UPVC double glazed windows, fitted wardrobes, over stair storage cupboard, TV and Telephone points, radiator

## Bedroom Two

10'3" x 7'11" (3.12 x 2.41)

With UPVC double glazed window radiator

## Bedroom Three

7'6" x 6'4" (2.29 x 1.93)

With UPVC double glazed window, radiator

## Bathroom / Wc

Fitted white suite comprising of a low level wc, pedestal wash hand basin, panelled bath with shower over, electric shower, part tiled walls, radiator, extractor fan

## Garage

With metal up and over door, light and power

## External

To the front is a fenced lawned garden

Whilst to the rear is a fence enclosed lawned garden and patio area, rear access

## Holding and Deposit fee

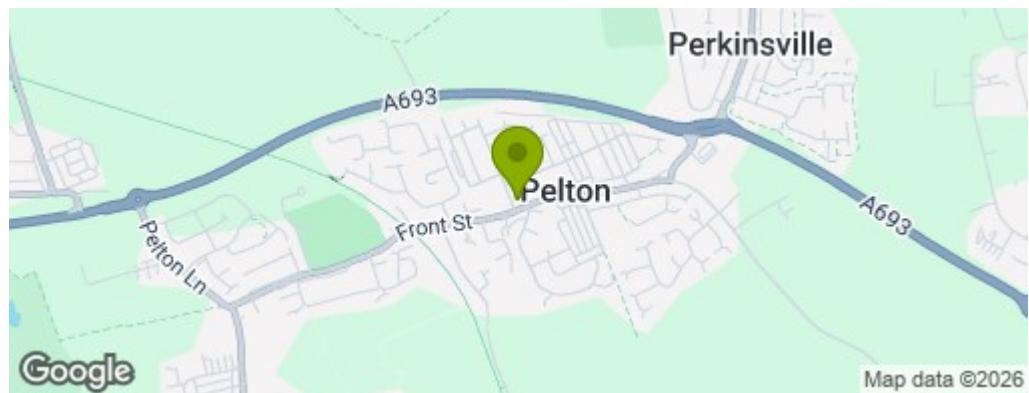
Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most

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.



## Property Information

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