



**Rickleton Avenue, Chester Le Street, DH3  
4AE  
4 Bed - House - Semi-Detached  
£1,600 Per Calendar Month**

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\* 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: £1,600

\*\*Specifications: Unfurnished\*\*

\*\*Required earnings: Tenant Income £57,600. Guarantor Income £57,600 (if required)\*\*

N.B photos were taken before current tenant moved in

### 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

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

p.a

Energy Rating: C

Property Construction – Standard

Number & Types of Rooms – 4 Bedrooms, 1 reception room, 1 kitchen and 3.5 bathrooms.

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>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

1-3 Old Elvet  
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T: 0191 383 9994 (option1) (Lettings)

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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.

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



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