

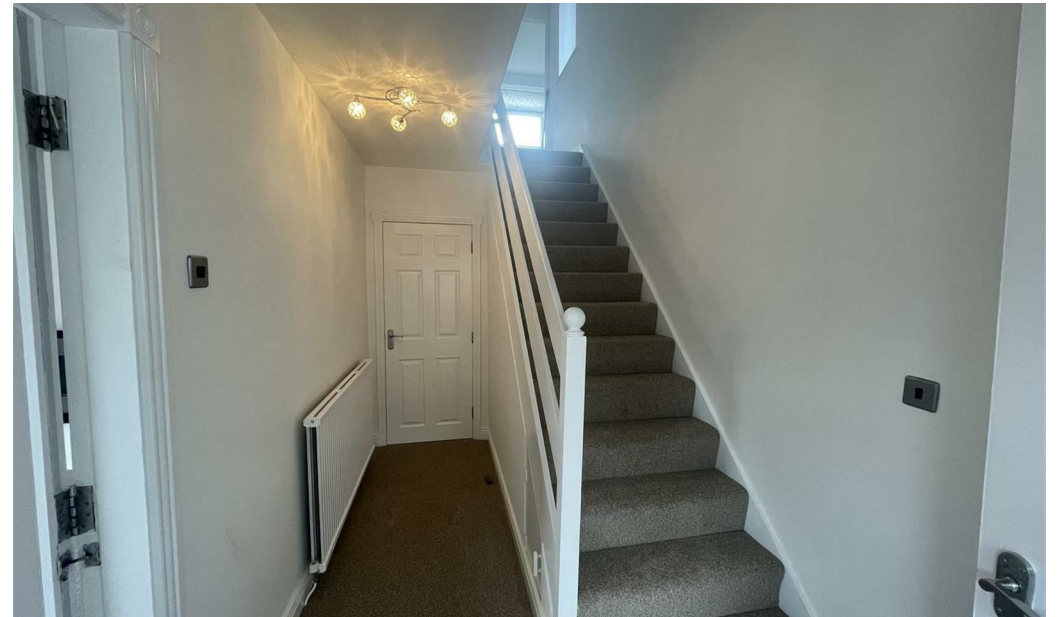


Beechwoods

South Pelaw, Chester-le-street, DH2 2HR

£950 Per Month





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Situated in the sought-after area of Beechwoods, South Pelaw, Chester-le-Street, this beautifully presented semi-detached house is an ideal family home. Fully refurbished, the property boasts three well-proportioned bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertainment.

Upon entering, you are welcomed by a charming entrance porch, entrance hall that leads into a spacious lounge, perfect for family gatherings. The fitted Beech effect kitchen/dining room is equipped with modern appliances, including a built-in hob, oven, and extractor, making it a delightful space for culinary enthusiasts. The adjoining UPVC double-glazed conservatory offers a serene view of the rear garden, enhancing the home's light and airy feel.

The first floor features two generous double bedrooms, one of which includes fitted wardrobes for added convenience. A dressing room with additional fitted storage compliments the sleeping quarters, while the family bathroom is elegantly designed with a walk-in shower, ensuring comfort for all.

The second floor reveals a large double bedroom, complete with Velux double-glazed tilt/turn windows, providing a unique and cosy retreat. The property is further enhanced by gas central heating via radiators and UPVC double glazing throughout, ensuring warmth and energy efficiency.

Outside, the property offers parking on a single driveway leading to a larger-than-average garage, and well-maintained gardens to both the front and rear, perfect for outdoor activities or simply enjoying the fresh air.

This home is a must-see for anyone seeking a blend of modern living and family-friendly features in a desirable location. To appreciate all that this property has to offer, we invite you to arrange a viewing by calling us on 0191 3729898.

EPC rating E
Council tax rating B

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

42'8"; (into alcoves) x 13'6" (13;2.44 (into alcoves) x 4.11)

KITCHEN/DINING ROOM

23'6" x 9'6" (7.16 x 2.90)

CONSERVATORY

9'8" x 9'6" (2.95 x 2.90)

FIRST FLOOR

BEDROOM 2

13'3" x 8'2" (plus robes) (4.04 x 2.49 (plus robes))

BEDROOM 3

11'10" x 9'5" (3.61 x 2.87)

DRESSING ROOM

BATHROOM/WC/SHOWER

SECOND FLOOR

BEDROOM 1

17'1" x 13'9" (narrowing headroom) (5.21 x 4.19 (narrowing headroom))

OUTSIDE

GARAGE

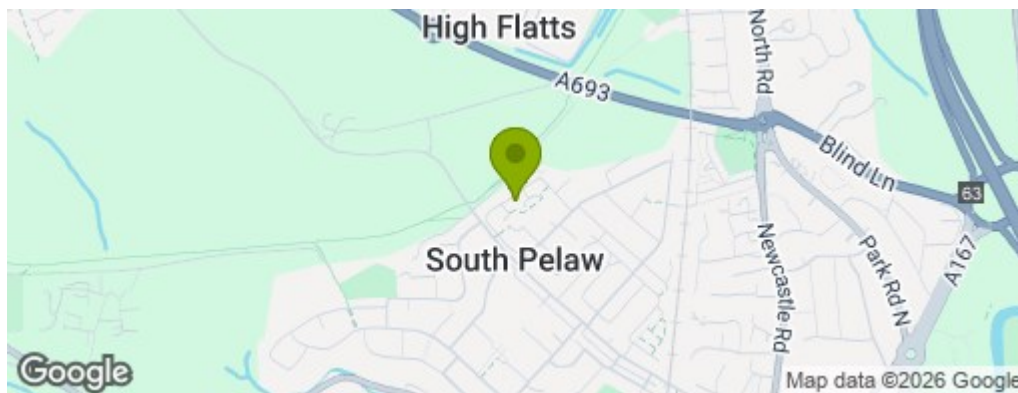
HOLDING/DEPOSIT

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.



Property Information

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