

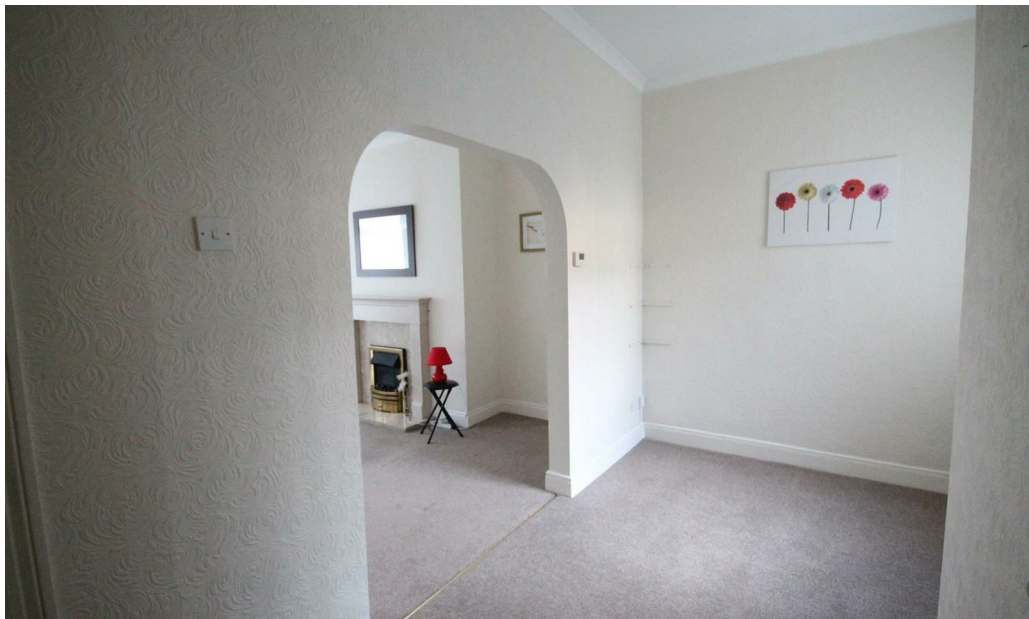


**Dent Street**

Shildon DL4 2DJ

**£450 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Dent Street

Shildon DL4 2DJ



- Good Sized Lounge
- EPC Grade D
- Spacious Double Bedrooms

- Walking distance from town
- Rear Yard
- Downstairs Bathroom

- Gas Central Heating
- Must Be Viewed
- Double Glazed Throughout

This well-presented two-bedroom mid-terraced house is located on Dent Street in the town of Shildon. Spanning 764 square feet, the property is thoughtfully arranged over two floors, making it an ideal choice for couples, small families, or those seeking a comfortable home.

Upon entering, you are welcomed into a good-sized lounge, which features a lovely fireplace that adds a touch of warmth and character to the space. Adjacent to the lounge is a dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is both functional and stylish, providing ample storage and workspace for culinary enthusiasts. Completing the ground floor is a well-appointed bathroom, equipped with an overhead shower for your convenience.

As you ascend to the first floor, you will find two generously sized double bedrooms, both tastefully decorated with neutral carpets that create a serene atmosphere. These rooms offer plenty of natural light and space, making them perfect for relaxation and rest.

This property is not only well-maintained but also conveniently located. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

## Ground Floor

### Entrance

Entered via a upvc double glazed external door which leads to the entrance lobby. The stairs to the first floor living accommodation leads off from here.

### Lounge

14'01 x 11'02 (4.29m x 3.40m)

This nicely decorated room is located to the front elevation and natural light is provided by a upvc double glazed window. Featuring a timber fire surround with a marble hearth which houses an electric fire. Having wall lights, coving, television point and a double central heating radiator. An arch leads through to the dining room.

### Dining Room

14'03 max x 7'08 max (4.34m max x 2.34m max)

This room is located to the rear of the property and has a upvc double glazed window for natural light.

### Kitchen

12'06 x 8'01 (3.81m x 2.46m)

This room is located to the rear and is fitted with wall and base units with laminated surfaces over incorporating a stainless steel sink and drainer with tiled splash backs. Having a gas cooker, plumbing and space for a washing machine, tiled floor, upvc double glazed window and a central heating radiator. A timber and glazed external door leads to the rear yard. The wall mounted gas central heating boiler is located in this room.

### Bathroom/Wc

Fitted with a three piece suite comprising of a wc, pedestal wash hand basin and a panelled bath with a mains shower over. Having tiled splash backs, central heating radiator and tiled flooring. Natural light is provided by a upvc double glazed window with obscure glass.

### First Floor

#### Landing

Having access to the loft

#### Bedroom One

14'02 x 11'04 (4.32m x 3.45m)

This well proportioned room is located to the front of the property and is naturally lit by a upvc double glazed window. Having a central heating radiator, coving and an over stair storage cupboard.

#### Bedroom Two

14'02 x 7'09 (4.32m x 2.36m)

This double room is naturally lit by a upvc double glazed window located to the rear of the property. Having a double central heating radiator

### External

Having an enclosed rear yard.

### Tenant Information

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 Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

### Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8404-6987-8522-4296-2803>

### General Information

Council Tax Amount Band A

EPC Grade – D

Water and Drainage – Mains

Gas and Electric – Mains

Broadband Available – Super Fast broadband is available (Highest available download speed: 74Mbps /

Highest available upload speed 20 Mbps)

Mobile Signal Coverage Available – Good

#### DISCLAIMER

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crock) Limited cannot accept liability for any information provided.

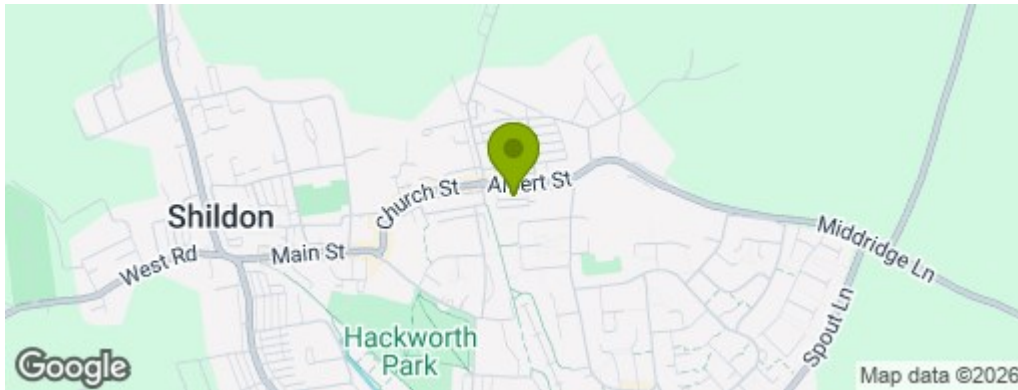
### Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.



## Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

01388 741174

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