



Ernest Terrace, DH3 3HR
2 Bed - House - Mid Terrace
£695 Per Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* AVAILABLE NOW * SUBSTANTIAL REAR EXTENSION *
VERY SPACIOUS * OPEN PLAN LIVING * LARGE
KITCHEN/BREAKFAST ROOM * REFITTED BATHROOM *
TWO LARGE BEDROOMS *

Available to rent is this significantly extended home, offering impressive internal space and a flexible layout which should appeal to a wide range of tenants.

The floorplan briefly comprises an entrance hall leading into a spacious open plan lounge and dining area, creating a bright and versatile living space ideal for both relaxing and entertaining. This flows through to a large kitchen/breakfast room positioned to the rear. The two storey rear extension has greatly enhanced the overall footprint of the property.

To the first floor, the landing leads to two bedrooms. The principal bedroom is positioned to the front, with a further well proportioned bedroom to the rear which could also be used as a home office if required. The bathroom is located at the rear and has been refitted with a modern white suite.

Externally, there is a forecourt garden to the front and an enclosed yard to the rear providing useful outdoor space.

Ernest Terrace is ideally situated within walking distance of Chester le Street town centre, where a wide range of shops, amenities, cafes and supermarkets are available. Chester le Street railway station is also close by, offering direct links to Durham, Newcastle and beyond, making the property well suited to commuters. There are also excellent road links via the A1(M) for travel throughout the region.

Bond £695

Unfurnished. Families considered (only children over 12 years old). No pets or smokers allowed

**Required earnings: Tenant Income £25,200. Guarantor Income £25,200 (if required)

Entrance Hall

Lounge

Dining Area

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, there is a forecourt garden to the front and an enclosed yard to the rear providing useful outdoor space.

AGENT'S NOTES

Council Tax: Durham County Council, Band A
Property Construction – Standard
EPC - D

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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



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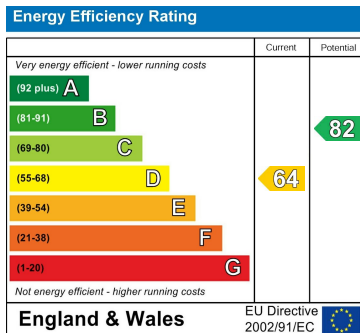
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



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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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