



3 Thirlmere, Chester Le Street, DH3 2JY

£495 Per Calendar Month

***** AVAILABLE FROM THE 12TH JUNE 2026 ***** on an unfurnished basis is this well presented, one bedroom ground floor flat. Being pleasantly positioned in the popular area of Vigo, Birtley and ideally located for transport links into Gateshead, Newcastle and Chester Le Street, this is a perfect property for a single occupant or a couple just starting out. The property briefly comprises of an entrance hallway leading into the lounge and bathroom, kitchen, double bedroom with the benefit of fitted wardrobes and a bathroom/WC. There is a communal gravelled area to the rear and a driveway. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Front entrance door opens into the hallway.

Lounge

UPVC window overlooking the front elevation, electric radiator and fire. Internal doors open into the double bedroom.

Double Bedroom

UPVC window overlooking the front elevation, electric radiator, built in cupboards, overhead storage cupboards and laminate flooring.

Kitchen

Floor and wall units, free standing cooker, stainless steel sink unit and UPVC window overlooking the rear elevation.

Bathroom/WC

Low level WC, hand wash basin, panelled bath and a glazed UPVC window overlooking the rear elevation.

External

Externally, there is a private single drive with a communal courtyard gravelled area and a low maintenance garden to the front of the property.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

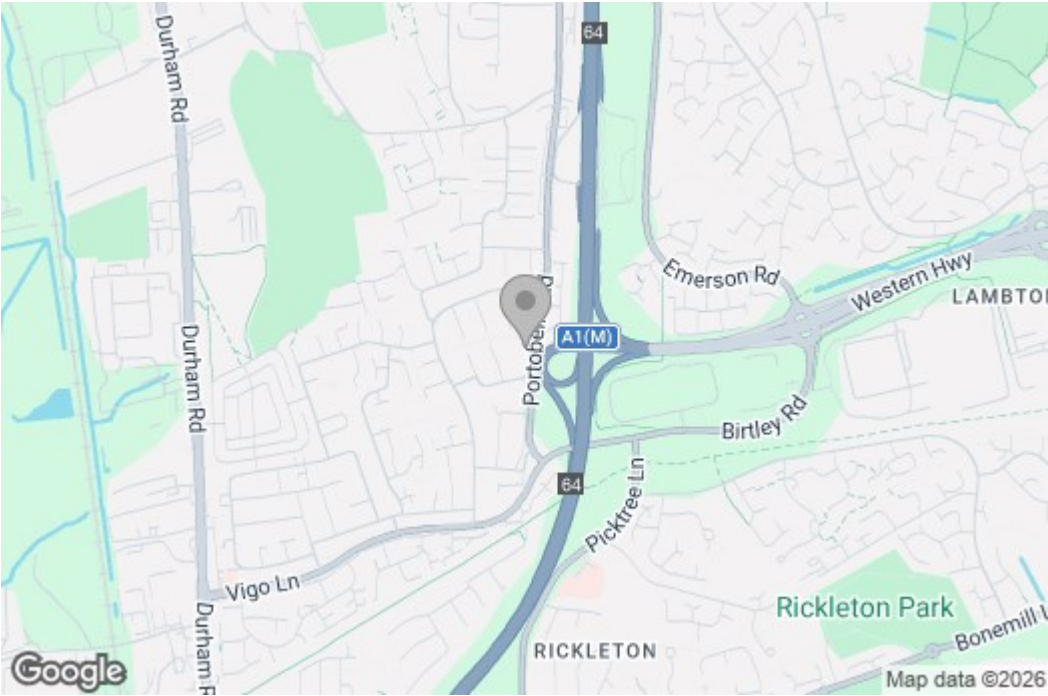
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

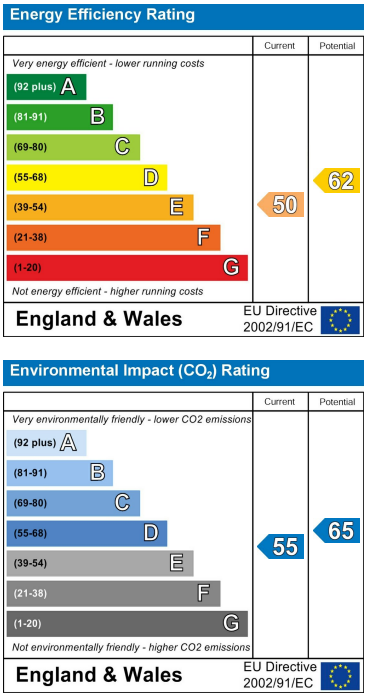
Area Map



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, purchaser 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 an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk