



Thirlmere

Chester Le Street DH3 2JY

£1,100 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Nestled in the charming area of Thirlmere, Birtley, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family, with patio doors from the dining room leading straight out to the garden.

The kitchen is brand new, slate grey units have been fitted to give a modern look and the large utility room gives lots of space for storage. A fridge freezer, dishwasher, washing machine, tumble dryer and a integrated oven are present.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The property features a large 4 tier back garden and also a garden at the front of the property. There is a garage and a drive so ample space for parking

Situated in the desirable location the property is near Birtley town centre and Chester le Street so residents will benefit from a range of local amenities, including

shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities straightforward. Easy access to A1 and A19

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious home.

Holding fee £253.84
Rent PCM £1100.00
Deposit £1269.23

EPC rating C
Council tax band TBC

LIVING ROOM
16'8" x 11'1" (5.09 x 3.40)

DINING ROOM
10'7" x 8'5" (3.23 x 2.59)

KITCHEN
10'8" x 8'10" (3.26 x 2.70)

UTILITY ROOM
8'11" x 7'5" (2.74 x 2.28)

MAIN BEDROOM
13'9" x 9'11" (4.21 x 3.04)

SECOND BEDROOM
11'5" x 9'11" (3.48 x 3.03)

THIRD BEDROOM
8'11" x 7'5" (2.74 x 2.27)

BATHROOM
7'4" x 4'7" (2.24 x 1.41)

HOLDING FEE/ DEPOSIT

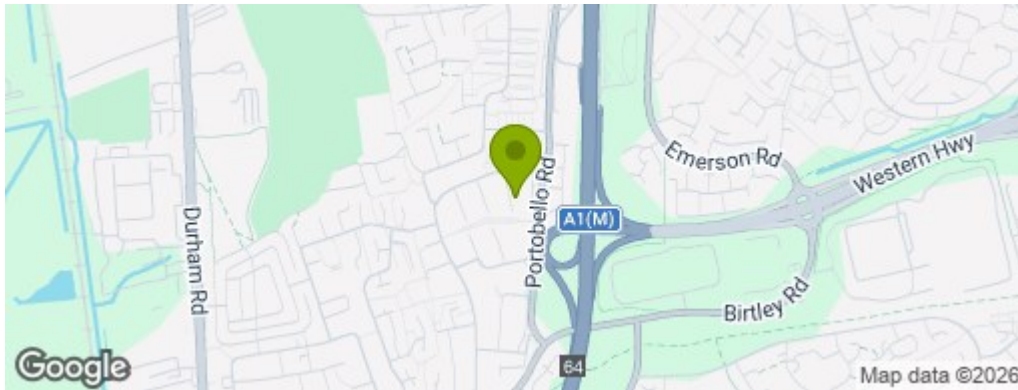
Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day 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.

GARAGE



Property Information

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