

STUART EDWARDS



St. Chad Square

Thornley, Durham DH6 3HB

- REFURBISHED SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE BOW WINDOW
- SHOWER ROOM & CLOAKROOM/WC
- GARDENS WITH STORAGE SHED
- UNFURNISHED
- 3 BEDROOMS
- FITTED KITCHEN WITH FREE STANDING COOKER
- DRIVEWAY
- AVAILABLE IMMEDIATELY
- NEW CARPETS & DECORATION

£650 Per Month



FULL DESCRIPTION

Refurbished semi detached house, available immediately on an unfurnished basis..

Accessed via a UPVC entrance door to the hallway with LVT flooring leading to the lounge with feature bow window. The kitchen is fitted with a modern range of units and freestanding cooker. Additionally there's a ground floor shower room, rear entrance lobby and separate cloakroom/WC.

Stairs from the hallway lead to the first floor landing, with doors to the main bedroom with a range of fitted wardrobes and a further 2 bedrooms.

Externally a driveway provides off road parking and there are gardens with laid lawns to the front and rear.

Benefiting from gas central heating via a combi boiler with radiators to all rooms, new carpets, re-decoration and UPVC double glazing throughout.

Thornley is situated near the A181 and offers easy access to the A1 and A19. It lies approximately 6 miles east of Durham City and 7 miles from Peterlee.

Ready to move into, early reservation is strongly recommended.

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with radiator, LVT flooring and stairs leading to the first floor landing.

LOUNGE

14'5" x 11'2"

Feature bow window, double radiator and LVT flooring.

KITCHEN

11'8" x 8'5"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Free standing cooker, extractor hood, plumbed for automatic washing machine, LVT flooring, tiled splashbacks and double radiator.

SHOWER ROOM

5'4" x 4'9"

Partially tiled floor and walls, wash hand basin, double shower cubicle with mains shower and heated chrome towel rail.

REAR ENTRANCE LOBBY

LVT Flooring, under stair storage cupboard and UPVC double glazed entrance door.



CLOAKROOM/WC

Low level WC, LVT flooring and décor panelled walls.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

9'4" x 8'3"

Double radiator and range of fitted wardrobes.

BEDROOM 2

12'0" x 7'0"

Double radiator.

BEDROOM 3

7'10" x 6'0"

Double radiator.

DRIVEWAY

GARDENS

Laid lawn to the front with planted borders and enclosed rear garden with laid lawn and outhouse storage shed.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2583-0580-2025-8455>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 + VAT charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

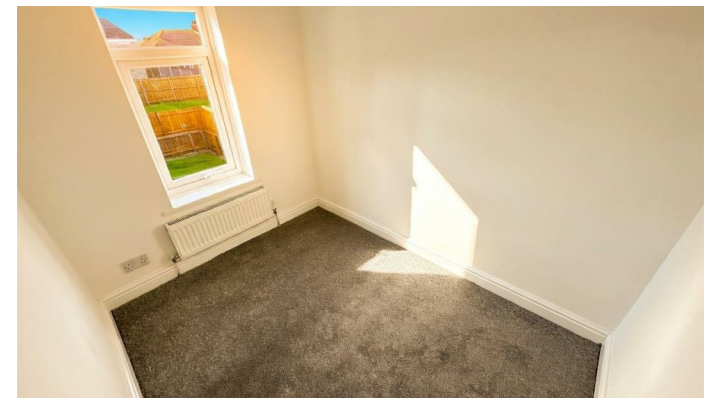
THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.