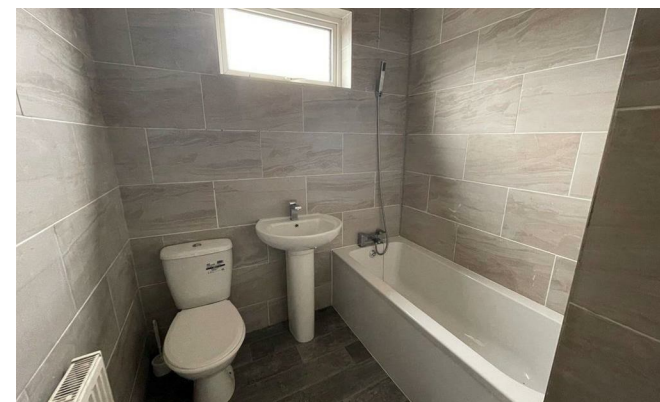


STUART EDWARDS



John Street

Eldon Lane, Bishop Auckland DL14 8TP

- MID TERRACED HOUSE
- 2 GOOD SIZED BEDROOMS WITH BUILT-IN STORAGE
- SPACIOUS LOUNGE
- KITCHEN/DINER
- MODERN BATHROOM
- ON STREET PARKING
- REAR YARD
- AVAILABLE 1ST NOVEMBER
- UNFURNISHED

£550 Per Month

Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Mid terraced house, available on an unfurnished basis.

Accessed via a UPVC entrance door to the lobby area, lounge with feature fireplace and spacious kitchen/diner with integrated oven and hob and space for a dining table. Stairs from the kitchen leads to the first floor landing, 2 bedrooms with built-in storage and modern bathroom suite with bath tap shower fitting.

Externally there is on street parking to the front and an enclosed garden to the rear.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.

Viewings are recommended.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0236-3028-8203-3877-3204>

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

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

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.

RENTERS' RIGHTS ACT 2025

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

THANKS.



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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.