

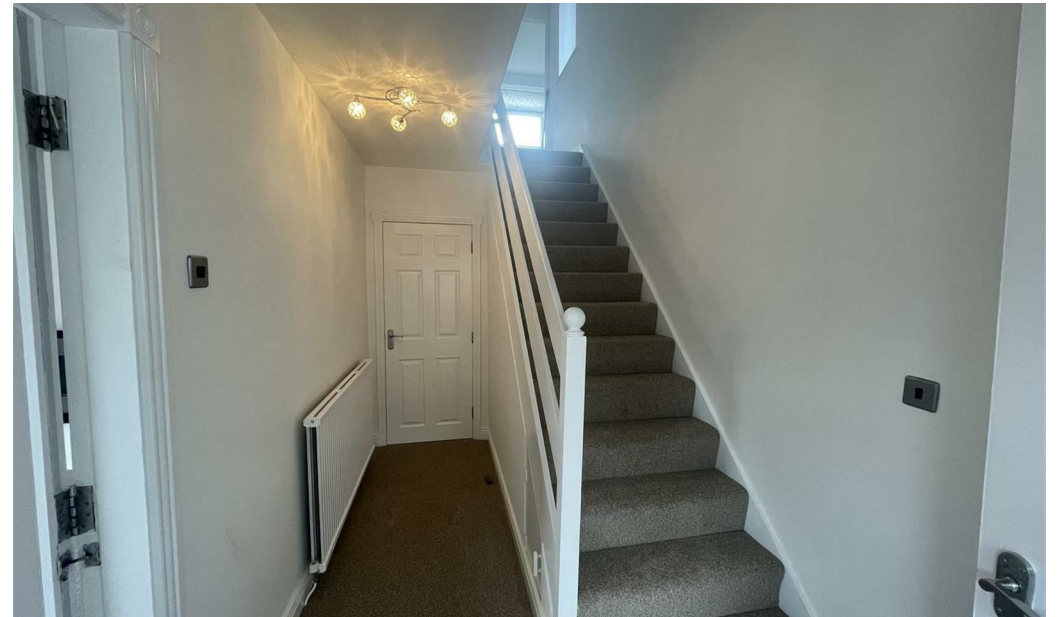


Beechwoods

South Pelaw, Chester-le-street, DH2 2HR

£950 Per Month





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Beechwoods

South Pelaw, Chester-le-street, DH2 2HR



Situated in the sought-after area of Beechwoods, South Pelaw, Chester-le-Street, this beautifully presented semi-detached house is an ideal family home. Fully refurbished, the property boasts three well-proportioned bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertainment.

Upon entering, you are welcomed by a charming entrance porch, entrance hall that leads into a spacious lounge, perfect for family gatherings. The fitted Beech effect kitchen/dining room is equipped with modern appliances, including a built-in hob, oven, and extractor, making it a delightful space for culinary enthusiasts. The adjoining UPVC double-glazed conservatory offers a serene view of the rear garden, enhancing the home's light and airy feel.

The first floor features two generous double bedrooms, one of which includes fitted wardrobes for added convenience. A dressing room with additional fitted storage complements the sleeping quarters, while the family bathroom is elegantly designed with a walk-in shower, ensuring comfort for all.

The second floor reveals a large double bedroom, complete with Velux double-glazed tilt/turn windows, providing a unique and cosy retreat. The property is further enhanced by gas central heating via radiators and UPVC double glazing throughout, ensuring warmth and energy efficiency.

Outside, the property offers parking on a single driveway leading to a larger-than-average garage, and well-maintained gardens to both the front and rear, perfect for outdoor activities or simply enjoying the fresh air.

This home is a must-see for anyone seeking a blend of modern living and family-friendly features in a desirable location. To appreciate all that this property has to offer, we invite you to arrange a viewing by calling us on 0191 3729898.

EPC rating E
Council tax rating B

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

42'8"; (into alcoves) x 13'6" (13;2.44 (into alcoves) x 4.11)

KITCHEN/DINING ROOM

23'6" x 9'6" (7.16 x 2.90)

CONSERVATORY

9'8" x 9'6" (2.95 x 2.90)

FIRST FLOOR

BEDROOM 2

13'3" x 8'2" (plus robes) (4.04 x 2.49 (plus robes))

BEDROOM 3

11'10" x 9'5" (3.61 x 2.87)

DRESSING ROOM

BATHROOM/WC/SHOWER

SECOND FLOOR

BEDROOM 1

17'1" x 13'9" (narrowing headroom) (5.21 x 4.19 (narrowing headroom))

OUTSIDE

GARAGE

HOLDING/DEPOSIT

Holding 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.

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

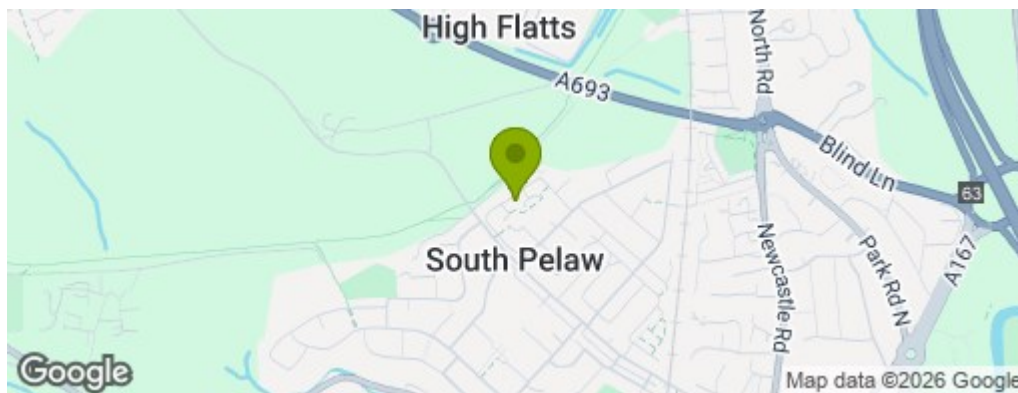
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

www.venturepropertiesuk.com



Property Information

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