

**STUART
EDWARDS**



High Street

West Cornforth, Ferryhill DL17 9HP

- 2 BEDROOM TERRACED HOUSE
 - LOUNGE
 - ON STREET PARKING
- AVAILABLE FROM 18TH MAY 2026
 - UPVC DOUBLE GLAZING
- MODERN KITCHEN & BATHROOM
 - ENCLOSED REAR YARD
 - UNFURNISHED
 - GAS CENTRAL HEATING

£545 Per Month Per Month





Full Description

****RECENTLY MODERNISED** **TWO BEDROOMS****
****MODERN KITCHEN & BATHROOM**** We are delighted to offer this recently modernised, 2 bedroom end of terrace for rent.

Internally, the accommodation comprises: entrance into lounge with stairs to first floor, kitchen-diner with integrated cooking facilities to rear, 1st floor landing, 1 double bedroom, 1 single bedroom and a modern, spacious bathroom with over-bath shower. Externally, there is a yard to the rear and parking is readily available on-street. Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout. Available from 18th May 2026 on an unfurnished basis. Viewings are recommended.

Dimensions

Lounge - 17'2 x 14'11

Kitchen - 15'5 x 7'8

Bedroom 1 - 14'9 max. x 8'9

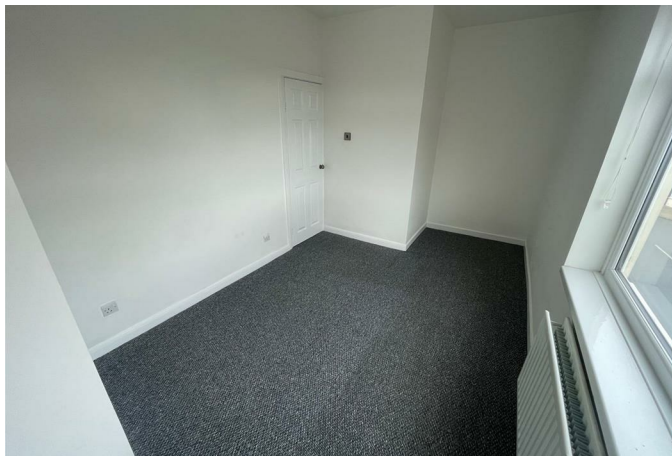
Bedroom 2 - 8'10 x 8'2

Bathroom - 10'4 x 7'8 max.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2945-8320-2994-4421>



Important Info

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.

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.

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.

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

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: D

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.