

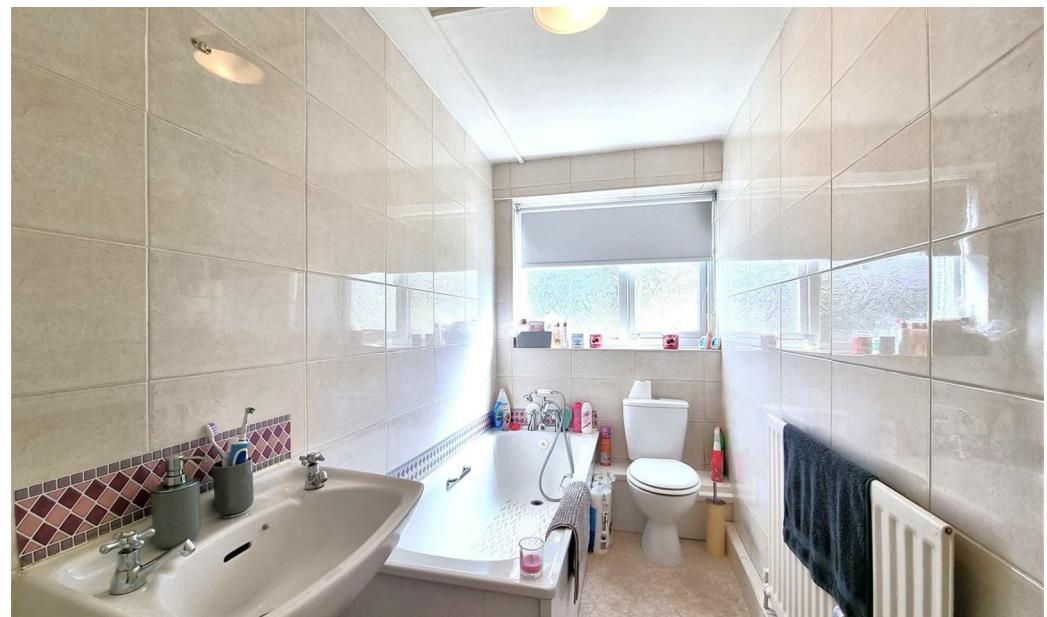
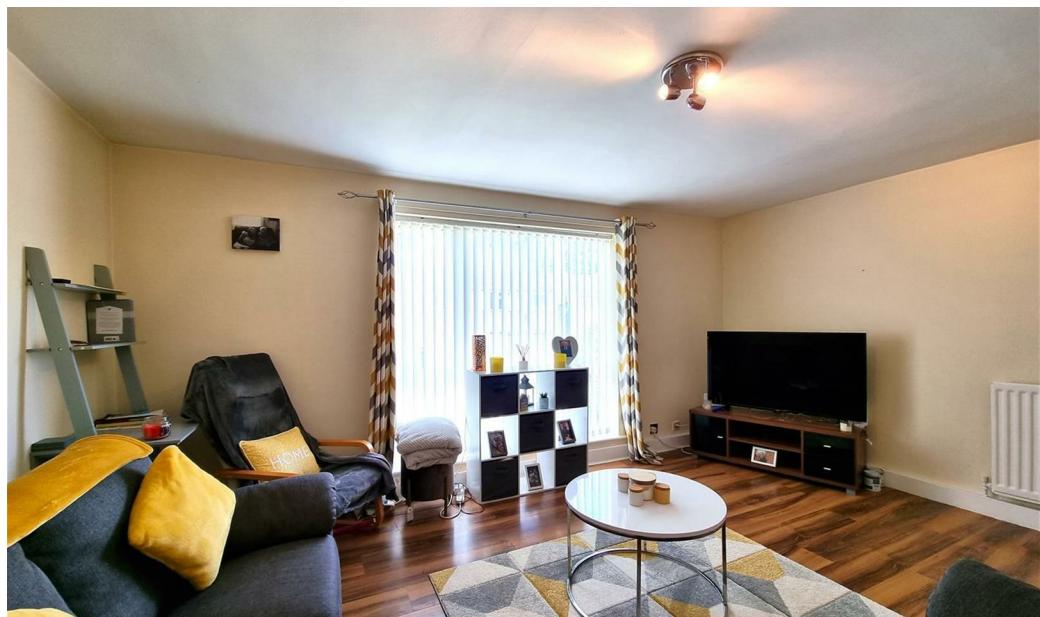


## Portmeads Rise

Chester Le Street DH3 2NN

£595 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.

# Portmeads Rise

Chester Le Street DH3 2NN

- Ground Floor Flat
- Close to Local Shops

TO RENT a spacious Two Bedroom Ground Floor Flat.

Property briefly comprises of Living Room, Separate kitchen area, One Double Bedroom and One single bedroom, Bathroom/WC and large storage cupboard in the hallway.

The property has UPVC double glazing throughout and a combi boiler.

Externally the property has a lawned garden to the front and communal parking nearby.

Situated in the popular residential area of Birtley, the property offers excellent road links and is close local amenities and schools.

Viewings essential!

EPC Rating - C  
Council Tax Band - A

Rent - £595 PCM

## Entrance

Entered via a secure UPVC external door.

## Hallway

Large hallway leading to rooms with large storage cupboard.

- Transport Links
- Access to Motorway



- Cul de Sac
- Close to Local Schools

## Living Room

15'8" x 11'5" (4.8 x 3.5)

Spacious living room with UPVC double glazed window, modern décor, radiator, wood effect laminate flooring.

## Kitchen

12'1" x 8'0" (3.7 x 2.45)

Fitted kitchen with wall and base units and contrasting work tops - Integrated oven and hob, extractor hood, stainless steel sink with drainer, UPVC double glazed window.

## Bedroom One

11'9" x 9'11" (3.6 x 3.03)

Double bedroom with grey wood effect laminate flooring, UPVC double glazed window, radiator.

## Bedroom Two

7'10" x 6'10" (2.4 x 2.1)

Modest second bedroom with modern décor, grey wood effect laminate flooring, UPVC double glazed window, radiator.

## Bathroom

White bathroom suite with easy clean tiled walls and vinyl floor. Radiator, pedestal sink, panel bath with handheld shower, toilet, UPVC double glazed window.

## Externally

Open front garden with lawn.

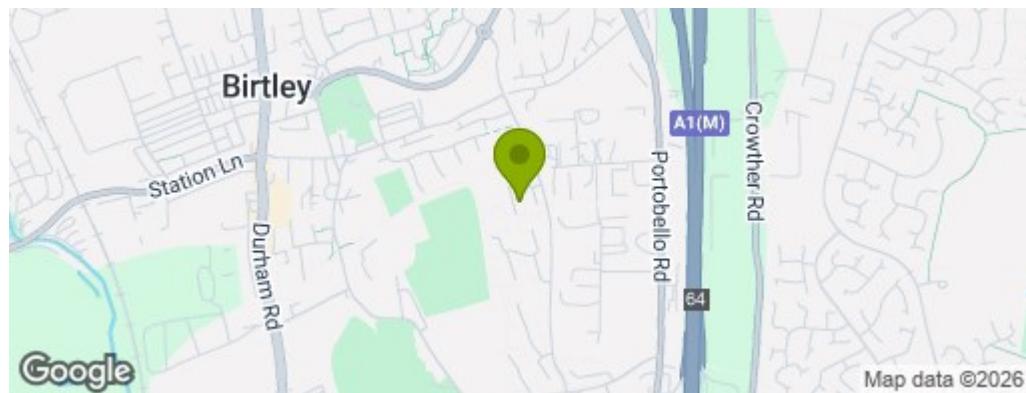
## Deposit and Holding Deposit

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.



## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-Le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)