



Bainbridge Street

Carrville DH1 1NA

£675 Per 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.



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- Available early November on an unfurnished basis
- EPC RATING - D
- Modern bathroom

- Newly fitted combi boiler
- Two bedrooms
- Security alarm system

- Well presented
- Comprehensively fitted kitchen
- Sought after location

Available early November on an unfurnished basis, this well presented and maintained terraced house with two bedrooms, is situated in the sought after location of Belmont.

With the benefit of a newly fitted combi boiler, the floor plan comprises of a spacious living room with feature fireplace, comprehensively fitted kitchen, generous double bedroom, further single bedroom and modern bathroom/W.C.

Bainbridge Street is within walking distance to a wide range of local amenities including primary and secondary schools, as well a selection of shops. There are good road and public transport links to Durham City.

Viewing is highly recommended.

GROUND FLOOR

Living Room

15'6" x 14'9" (4.73 x 4.51)

Entered via UPVC door. Having a UPVC double glazed window to the front, feature fireplace housing an electric fire, stairs leading to the first floor and a radiator.

Kitchen

16'2" x 5'11" (4.94 x 1.81)

Fitted with a comprehensive range of wall and floor

units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over. Further features include three UPVC double glazed opaque windows to the rear, tiled flooring, recessed spotlighting, a newly fitted combi gas central heating boiler and UPVC external door to the rear.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

12'8" x 9'2" (3.88 x 2.81)

Generous double bedroom with a UPVC double glazed window to the front, a storage cupboard and radiator.

Bedroom Two

7'2" x 7'0" (2.20 x 2.15)

Further well proportioned bedroom with a UPVC double glazed window to the rear, recessed spotlighting and a radiator.

Bathroom/WC

8'9" x 5'4" (2.68 x 1.63)

Fitted with a white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, tiled splashbacks, a heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the rear.

Tenant Information

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.

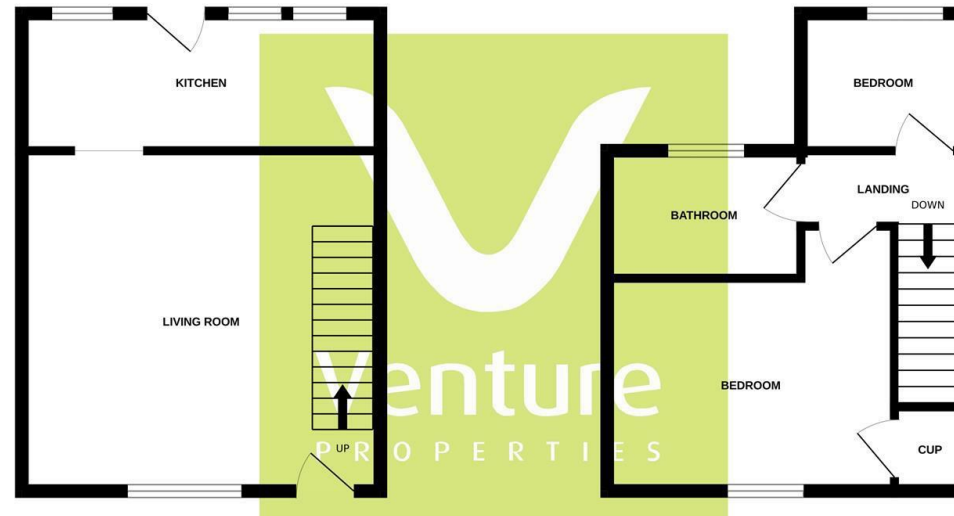
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond/Deposit

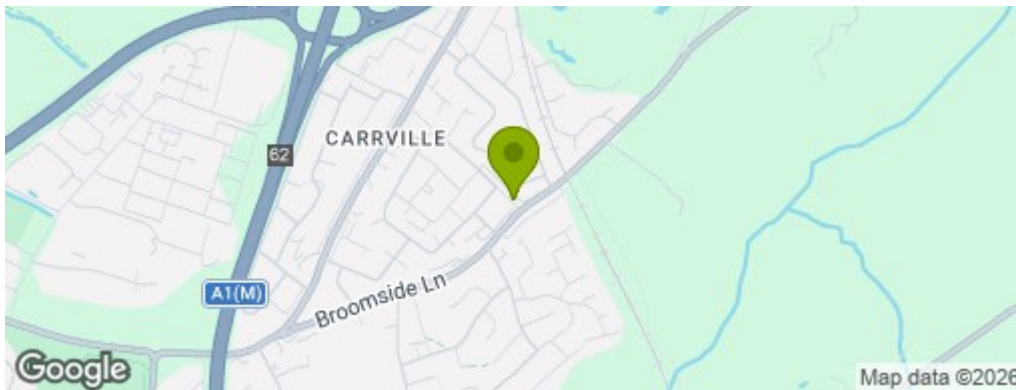
The security deposit (bond) amount is equivalent to 4 weeks rent.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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