



**Rickleton Avenue, Chester Le Street, DH3
4AE**
4 Bed - House - Semi-Detached
£1,600 Per Calendar Month

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* LARGE CORNER PLOT * GREATLY EXTENDED * SUPERBLY PRESENTED THROUGHOUT * RARELY AVAILABLE * OFF-STREET PARKING AND GARAGE * TWO EN-SUITE BEDROOMS * UTILITY ROOM AND DOWNSTAIRS WC *

Available to rent is this ideally located home which occupies a large corner plot in this sought after part of Chester le Street.

The property has recently undergone extensive refurbishment, and extending, and offers luxury accommodation throughout. Internally the spacious floorplan comprises: entrance hall, downstairs WC, inviting lounge, large dining kitchen, and a utility room. On the first floor there are three bedrooms, two with en-suite, and the master being of exceptional size. There is also a gorgeous family bathroom. To the second floor is a further bedroom, and dressing area / study space.

Externally the property occupies a large corner plot with gardens to the front, rear and side, a driveway and garage.

Rickleton Avenue has been particularly popular with a variety of tenants, including families as it offers excellent access to local schooling, a range of good amenities and recreational facilities along with being only a short drive from the A1(m) highway offering links to many of the region's major towns and cities including Newcastle, Gateshead, Sunderland, Durham and Darlington.

Bond: £1,600

Specifications: Unfurnished

Required earnings: Tenant Income £57,600. Guarantor Income £57,600 (if required)

N.B photos were taken before current tenant moved in

Entrance Hallway

Downstairs Toilet

Lounge

Kitchen / Diner

Utility Room

FIRST FLOOR

Bedroom 1

Ensuite

Bedroom 2

Ensuite

Bedroom 3

Bathroom

SECOND FLOOR

Bedroom 4

Dressing Area / Study

EXTERNAL

Front Garden

Rear Garden

Side Garden

Driveway

Garage

Agent's Notes

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Energy Rating: C

Property Construction – Standard

Number & Types of Rooms – 4 Bedrooms, 1 reception room, 1 kitchen and 3.5 bathrooms.

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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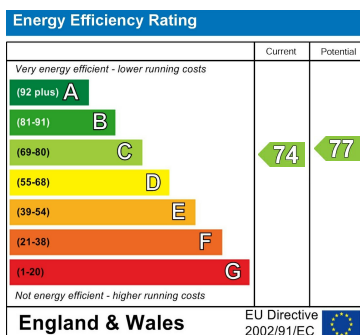
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DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscsls.co.uk
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