



High Graham Street

Durham DH7 6LZ

£650 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.



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High Graham Street

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- Two large double bedrooms
- EPC Rating - D
- Central village location

- Newly refitted kitchen
- Freshly redecorated
- Close to all amenities

- Newly refitted bathroom
- Newly laid floorings
- Good road links to Durham, Chester le Street and Consett

Available immediately on an unfurnished basis, early viewing of this spacious and newly refurbished terraced home located on a sought after street in a central position within Sacriston, is highly recommended. There are a wide range of amenities including shops and schools, all located within walking distance and good road and public transport links for commuting across the region.

The floor plan comprises of an entrance hall, spacious living room, large newly refitted kitchen/diner, rear lobby and modern refitted bathroom to the ground floor. To the first floor there are two generous double bedrooms. The property benefits from combi gas central heating and recently installed UPVC double glazing. It has been freshly redecorated in a neutral style throughout and comes with new floorings.

GROUND FLOOR

Hall

Entered via composite door. Having stairs leading to the first floor and internal door to the living room.

Living Room

17'0" x 14'2" (5.19 x 4.32)

Spacious living room with a UPVC double glazed window to the front, coving and radiator.

Kitchen/Diner

17'1" x 7'10" (5.21 x 2.40)

Newly refitted with a range of units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a new electric oven and hon, a fridge/freezer space and plumbing for a washing machine. Further features

include a UPVC double glazed window to the rear, coving and radiator.

Rear Lobby

With radiator and door to the side.

Bathroom/WC

10'9" x 6'0" (3.28 x 1.84)

Newly refitted with a modern white suite comprising of a panelled bath with mixer shower over, a wash basin set to a vanity unit and WC. Having recessed spotlighting, a radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

17'0" x 14'0" (5.19 x 4.28)

Large double bedroom with a UPVC double glazed window to the front, coving and radiator.

Bedroom Two

17'0" x 8'2" (5.19 x 2.51)

Further spacious double bedroom with a UPVC double glazed window to the rear, coving, radiator and wall mounted combi gas central heating boiler.

EXTERNAL

To the front of the property is a fenced low maintenance garden, whilst to the rear is a yard.

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.

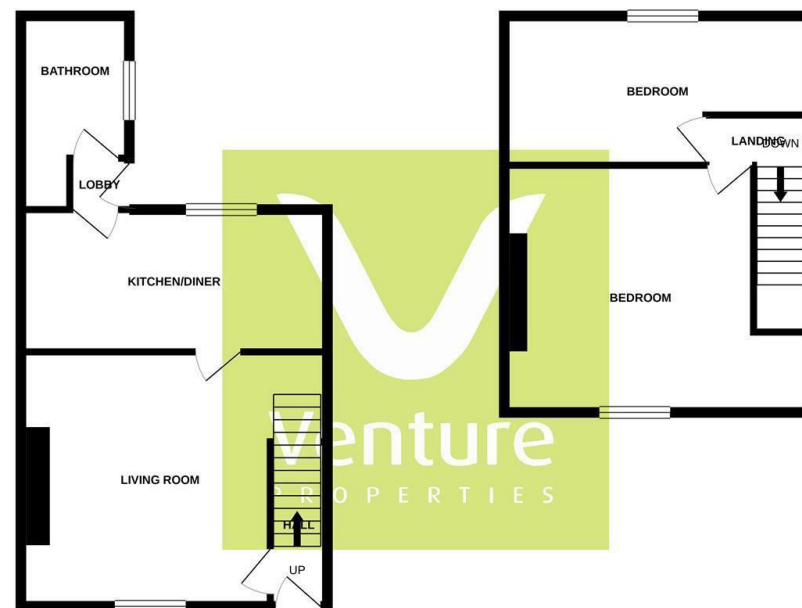
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond/Deposit

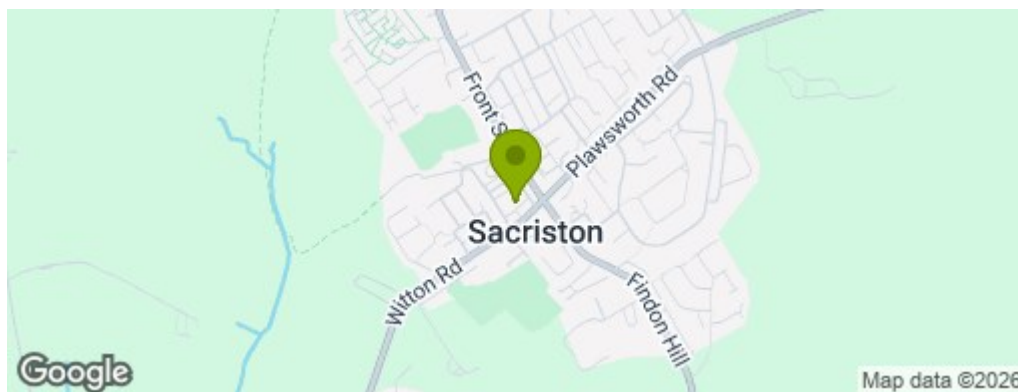
The security deposit (bond) amount is equivalent to 4 weeks rent.

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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