



**STUART
EDWARDS**

Victoria Street

Sacrison, Durham DH7 6JQ

- NEWLY REFURBISHED
 - 3 BEDROOMS
- NEW KITCHEN & BATHROOM
- NEW GAS COMBI BOILER
- MID TERRACED HOUSE
- AVAILABLE JUNE 2026
 - GARDENS
 - EPC RATING C

£775 Per Month



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

****BRAND NEW FULL REFURBISHMENT**** We are delighted to offer this fully refurbished, IMMACULATELY PRESENTED 3 bedroom house for rent, available June 2026 on a long term basis. Having undergone a full refurbishment program, the property benefits from a large modern kitchen-diner, a contemporary 1st floor bathroom, a second downstairs shower room, full uPVC double glazing, a new combi boiler, and a pleasant garden. The decor & flooring is modern & tasteful throughout, and the property is ideally situated in Sacriston for access to the local amenities, regular public transport links & nearby comprehensive road network. EPC Rating C.

Internally, the layout comprises: entrance into lounge, modern kitchen with ample wall & base units, integrated cooking facilities, space for dining table & large under-stairs storage cupboard, utility room with rear entrance and space for appliances and ground floor shower room with WC, basin & large walk-in shower. To the 1st floor, a central landing provides access to the three bedrooms and a modern bathroom with over-bath shower & over-stairs cupboard. Externally, there is a low maintenance garden at the front and a yard at the rear. On street parking is readily available.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3536-8824-0600-0182-0202>

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.

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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

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.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

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.

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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.

