GORDON BROWN
SALES & LETTING









35 Fellside, Chester Le Street, DH3 2NE

£800 Per Calendar Month

*** AVAILABLE FROM THE 7TH FEBRUARY 2025 *** is this fantastic 3 bedroom end terraced house which has recently been refurbished throughout and is on an unfurnished basis. Being positioned in the popular area of Birtley and ideally located for transport links into Gateshead, Newcastle and Chester Le Street, this is a perfect property for a family or a couple just starting out. The property briefly comprises of an entrance porch leading into the dual aspect lounge, kitchen which benefits an electric hob, cooker and combi boiler, downstairs WC, rear porch, hallway with stairs leading the the first floor, the family bathroom and 3 good size bedrooms. Externally there is a front garden and rear yard with access to an outhouse and an added benefit of a single garage. Early viewing is highly recommended to avoid disappointment.

Entrance Porch
A UPVC front entrance door leads to the porch with double glazed frosted windows and access to the lounge.

Lounge
Large dual aspect lounge with UPVC double glazed windows overlooking the front aspect allowing lot's of light into the room. Gas central heating radiators and two doors leading to the hallway and kitchen.

Kitchen
Fully refurbished kitchen with a range of wall and base units, integrated oven, hob and extractor fan, UPVC window overlooking the rear aspect and wall mounted combi boiler.

Hallway
Accessed from the rear porch, lounge and kitchen and with stairs leading to the first floor.

Downstairs W/C
Newly fitted WC with basin. White UPVC double glazed frosted window.

Rear Porch
A UPVC rear door leads from the private yard with access into the hallway.

Family Bathroom
Newly refurbished family bathroom comprising of low level WC, basin and bath. There is a shower over the bath, half tiled wall and white UPVC frosted window.

Main Bedroom
Large master bedroom, UPVC window overlooking the front aspect and gas central heating radiator.

Bedroom Two
Good size second bedroom. UPVC window overlooking the front rear aspect, gas central heating radiator.

Bedroom Three
Third bedroom benefits a UPVC window overlooking the rear aspect, gas central heating radiator.

Front External
Front garden which is laid to lawn, concrete path leading to the front door.

Rear External
Low maintenance rear yard, access to the street via a fenced gate. Attached between the property and garage is a large outhouse for additional storage.

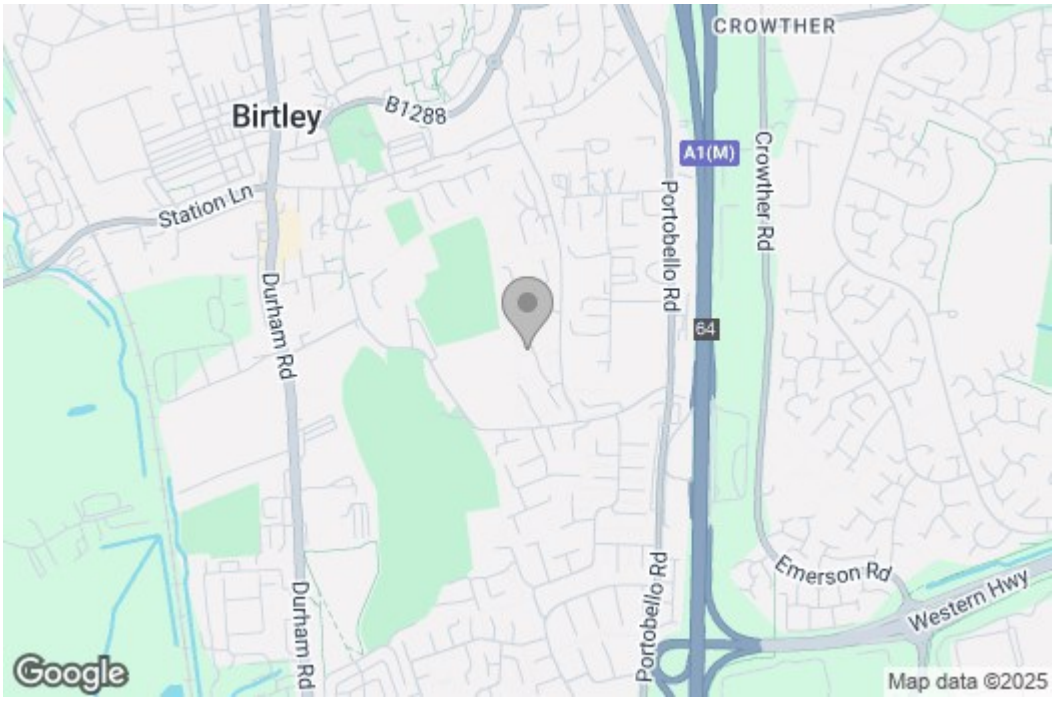
Garage
Single garage accessed from the street.

Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

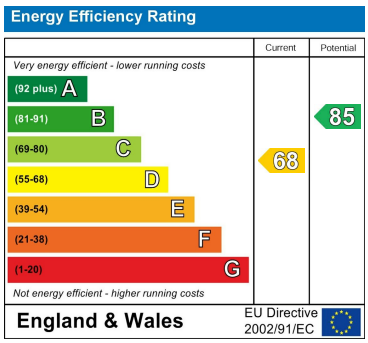
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

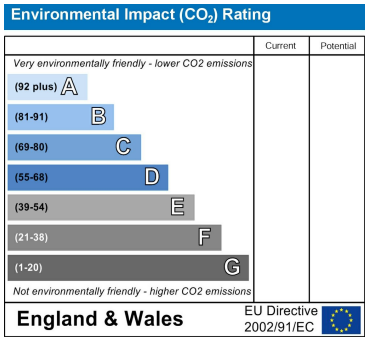
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser 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 an representation or warranty in respect of the property.

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