



Northside, Birtley, DH3 1RD

£1,250 Per Calendar Month

*** ABSOLUTLEY STUNNING *** and beautifully presented is this three bedroom detached dormer bungalow situated on Northside, Birtley. The property is available immediately on an unfurnished basis and needs to be seen to be believed. The property is warmed via under floor heating to the downstairs and radiators to the upstairs, it also has the added benefit of UPVC double glazing throughout and a security alarm system. The accommodation comprises entrance hallway, living room with media wall, dining kitchen with integrated appliances, utility room and downstairs WC/cloakroom. The first floor landing provides access to the master bedroom with en-suite, two further bedrooms and a family bathroom. There are gardens to the front and rear, a driveway for multiple parking, garage with electric door and electric car charging point. Viewing is highly recommended to fully appreciate this exceptional home.

Composite Front Entrance Door

Leading to the hallway with laminate flooring and staircase to first floor.

Lounge

21'2" x 11'7" (6.45 x 3.52)

Recently installed modern media wall, laminate flooring, window to the front and French doors to the rear. Also boiler cupboard and open access to the breakfasting kitchen.

Dining Kitchen

20'4" x 10'5" (6.21 x 3.17)

Integrated spot lights, base and eye level units with contrasting worktops. Integrated double oven, gas hob and chimney style cooker hood. One and a half bowl sink, plumbed for integrated dishwasher, fridge/freezer, laminate flooring, window to the front and french doors to the rear, and access to the utility room.

Utility Room

With laminate flooring, dishwasher, UPVC exit door to the rear and access to the garage.

Downstairs Cloakroom/WC

Low level WC. Pedestal wash basin and extractor.

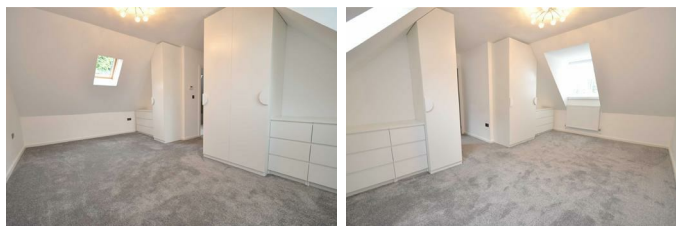
First Floor Landing



Two convector radiators and loft access, sun panels to allow light on a dark day.

Master Bedroom

17'9" x 10'7" (5.42 x 3.22)



Convector radiator, window to the front aspect, Velux window and en-suite.

En-Suite Bathroom

With shower cubicle, low level WC, pedestal wash

basin, tiling to the walls and floor, towel warmer and Velux window.

Bedroom Two

15'10" excl recess x 7'9" (4.83 excl recess x 2.35)



Convector radiator, integrated spotlights and window to the front.

Bedroom Three

7'10" x 7'9" (2.39 x 2.35)



Integrated spotlights, convector radiator and window to the front.

Family Bathroom



Comprising panelled bath with shower over, pedestal wash basin, low level WC. Tiling to the walls and floor, towel warmer and Velux window.

Externally



There is a lawned front garden, a paved driveway for multiple cars, a low maintenance rear garden and as single Garage with electric up and over door, power and lighting.

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

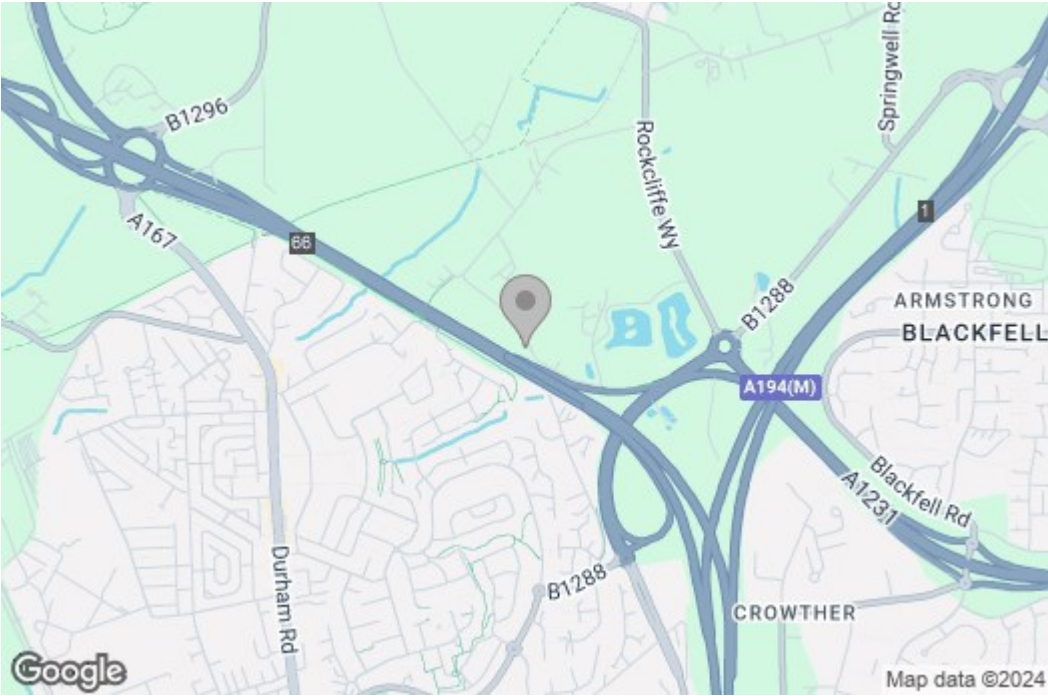
Upfront Costs:

1 Months rent upfront

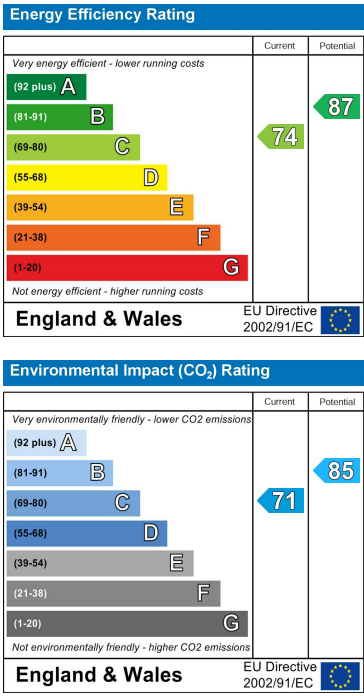
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.