



22 Northside, Chester Le Street, DH3 1RD

£2,200 Per Calendar Month

*** New to the rental market*** and situated on Northside, which is an exclusive estate in Birtley, is this this exceptional, spacious and well presented five bedroom detached house available on a part furnished basis from the 1st December. The house boasts four bathrooms (three en suite) and five good sized bedrooms. Downstairs the property features a grand reception hallway which opens into a superb open plan kitchen with dining area and sitting area. Beyond the kitchen there is a comprehensive utility room, spacious formal lounge which leads to a double glazed conservatory and a ground floor home office. Additional to the four upstairs bathrooms, the house is equipped with a ground floor guest shower room/wc.

At the rear of the home, there is a landscaped rear garden with Mediterranean style patio area. Off road parking is provided with the double garage and gated driveway for four cars. The property has double glazing and gas central heating is via radiators. Northside, is located with excellent access for the A1 north and southbound, with commuting links to the rest of the region. Viewing is highly recommended.

Entrance lobby

Access to the home is via a double glazed entrance door. Radiator.

Ground floor home office

4.83 x 2.32



With a radiator and a double glazed window overlooks the front aspect.

Reception Hallway



A large reception hallway with a radiator and internal doors which opens into the kitchen / sitting room, ground floor wc and garage.

Kitchen / dining room / sitting room

31'1" x 12'8" (9.49 x 3.88)



Base and eye level units and high gloss finish, an integrated double oven and fridge freezer, one and a half bowl stainless steel sink, integrated dishwasher, five burner gas hob with a chimney cooker hood, breakfast bench with granite surface, tiled floor, radiator and French doors opening onto the rear garden.

Lounge

18'5" x 20'3" (5.63 x 6.18)



A spacious lounge which has double glazed windows overlooking the rear and a set of double glazed French doors opens through into the conservatory.

Conservatory



A large double glazed room with double glazed windows overlooking the rear garden and lovely views in the distance. A double glazed door provides access into the rear garden.

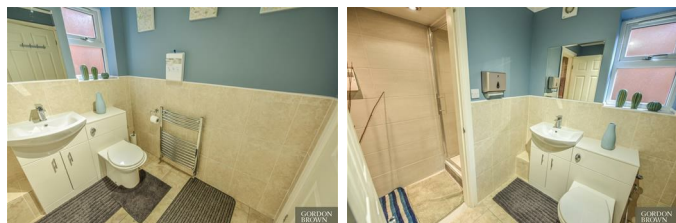
Utility room

9'0" x 7'7" (2.75 x 2.32)

Stainless steel sink which is plumbed for a washing machine, wall mounted boiler, partial tiling to the walls and a tiled floor.

Ground floor wc / shower room

7'4" x 5'2" (2.25 x 1.60)



With a low level wc, wash hand basin with mixer tap and cupboard fitted below. A door leads into the separate shower room. A shower cubicle is fitted with a shower fitted inset.

First floor

With a large galleried landing which has double glazed roof windows.

Master bedroom one

17'3" x 15'5" (5.27 x 4.70)



With a radiator and three double glazed windows which overlooks the front aspect. Fitted wardrobes and a door leads through into the en suite shower room.

En Suite Shower room / Wc

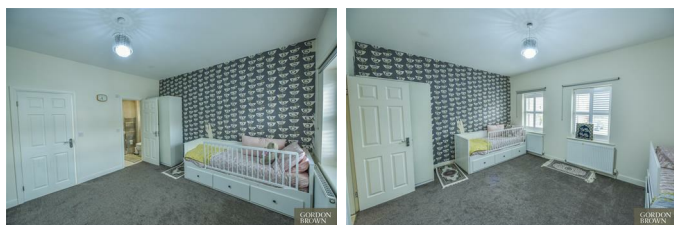
7'4" x 6'10" (2.26 x 2.10)



With a refitted three piece suite with a low level wc, wash hand basin with cupboard fitted below and a double sized walk in shower unit. A shower is fitted inset.

Bedroom two

15'5" x 12'9" (4.70 x 3.89)



With a radiator and double glazed windows overlooks the front aspect.

En suite shower room/wc



With a low level wc, wash hand basin with cupboard fitted below and a walk in shower unit. Chrome towel rail, double glazed window, tiled walls and floor.

Bedroom three

12'9" x 10'3" (3.90 x 3.13)

With a radiator and a double glazed window overlooks the rear aspect.

En suite shower room/wc

With a low level wc, wash hand basin with cupboard fitted below and a walk in shower unit. Chrome towel rail, double glazed window, tiled walls and floor.

Bedroom four

12'9" x 9'8" (3.90 x 2.97)

With a radiator and a double glazed window overlooks the rear aspect.

Bedroom five

12'9" x 10'4" (3.90 x 3.17)

With a radiator and a double glazed window overlooks the rear aspect.

Family bathroom/wc

2.29 x 2.27



Jacuzzi bath, Built in w.c. with sink and vanity unit., tiling to the walls and floor, integrated spotlights, towel warmer and a window to the side.

Garage

19'8" x 17'8" (6.00 x 5.39)

Two roller shutter doors, power and lighting.

External



There is a driveway to the front providing parking for up to four cars, a paved side pathway and a Mediterranean style rear garden which is laid to lawn, has raised flower beds, paved patio areas and a raised paved sun terrace.

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

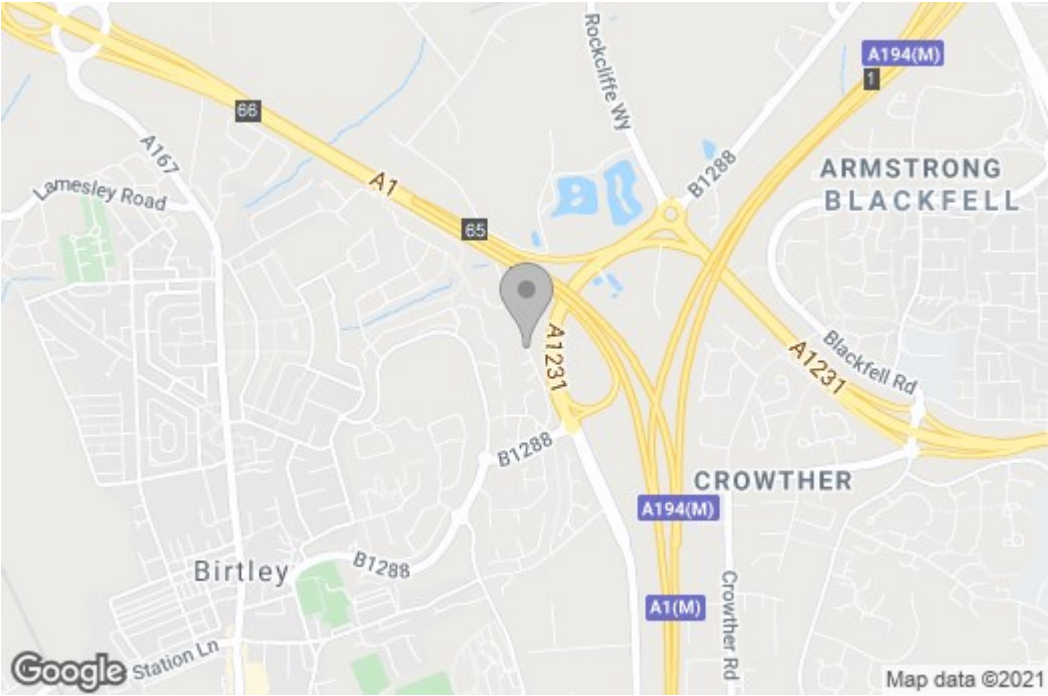
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

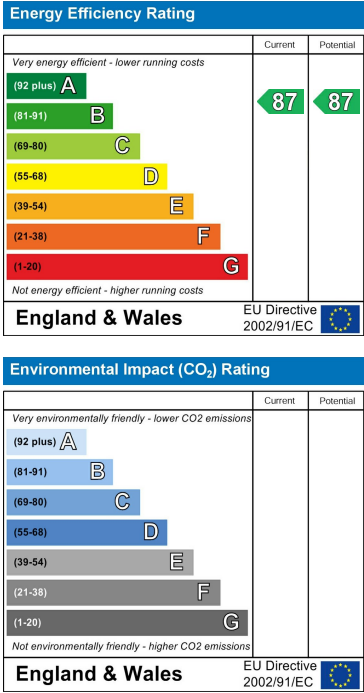


Total area: approx. 287.8 sq. metres (3097.9 sq. feet)
22 Northside, Birtley

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.