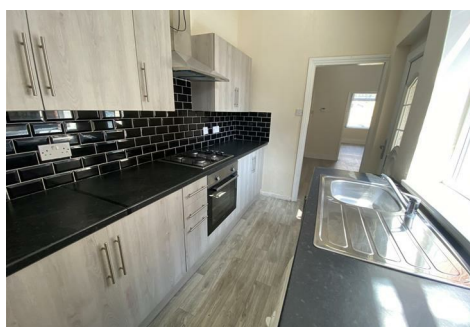




6 Eldon Terrace, Ferryhill, DL17 0AW

£400 Per Calendar Month

***** NEW TO THE MARKET ***** is this three bedroom terraced house on an unfurnished basis which will appeal to a variety of tenants. The house is located in the small town of Ferryhill and boasts a large garage to the rear. The property has gas central heating and double glazing. The accommodation briefly comprises; entrance hallway; dining room, lounge and fitted kitchen. The first floor accommodation comprises; landing opening into three bedrooms and a bathroom/WC. A low maintenance paved yard is located at the rear with access to the back lane and garage. The garden to the front is laid to lawn. Viewing is highly recommended.

Dining Room

Dining room to center of the ground floor, leading off to the lounge, kitchen and upstairs. Double glazed windows and gas central heating radiator.

Lounge

Light airy lounge, neutral decoration, UPVC bay window overlooking the front aspect, gas central heating radiator and feature mantle piece

Kitchen

Modern kitchen with a range of wall and base units, integrated oven, hob and extractor fan

Bathroom

Spacious bathroom fitted with a white 3 piece bathroom suite and shower over the bath

Master Bedroom

Double master bedroom with UPVC window overlooking the front aspect, gas central heating radiator

Bedroom 2

Good size bedroom with UPVC window overlooking the rear aspect, built in wardrobes and overhead storage, gas central heating radiator

Bedroom 3

Single room with UPVC window, gas central heating radiator

Rear Yard

Concrete yard with access to the back lane and a large garage

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

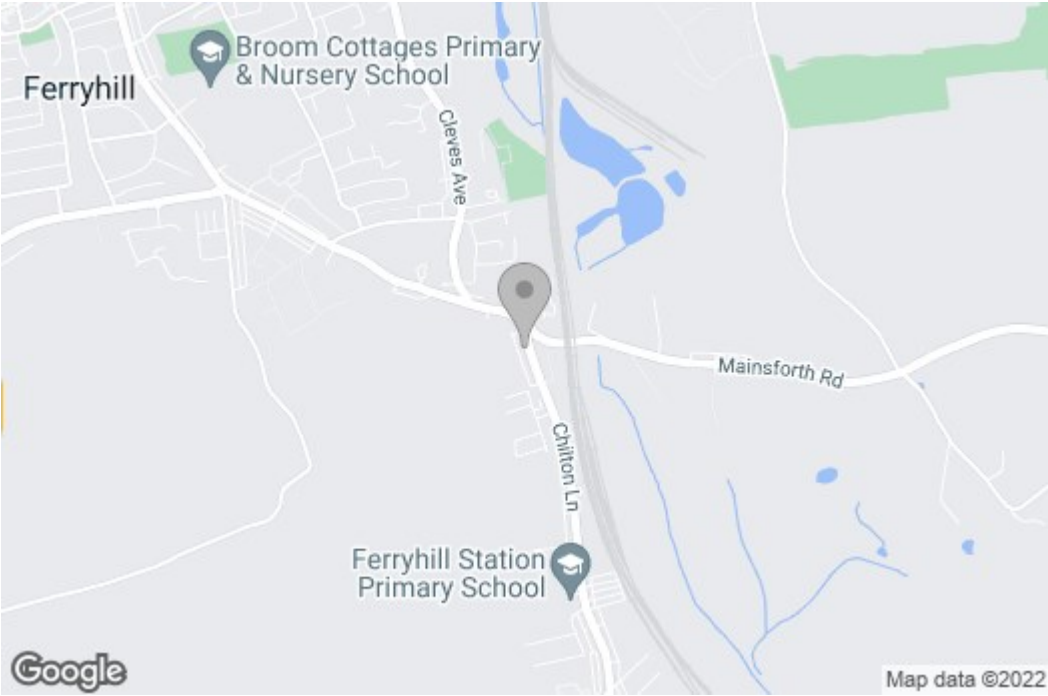
Upfront Costs:

1 Months rent upfront

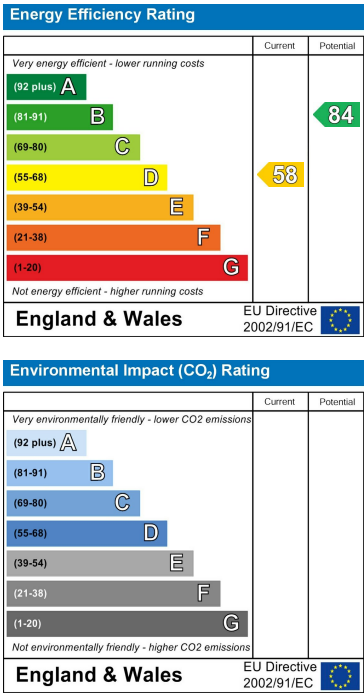
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.