



18 Birch Crescent, Chester Le Street, DH3 1FH

£1,195 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** is this absolutely stunning three bedroom, unfurnished, semi detached family home which we have the absolute pleasure of marketing. The property is superbly finished and has a range of extras that don't come as standard. Available to rent immediately on an unfurnished basis, this property has the best of everything from Smart Tado thermostats and smart light switches to plantation shutters to most rooms. Briefly comprising of an entrance hallway with stairs leading to the first floor landing, doors off to the lounge, kitchen/dining area which is a food lovers heaven and comes complete with integrated double ovens, hob, extractor fan, dishwasher and washing machine, large downstairs WC and storage cupboard. To the first floor there are three good sized, neutrally decorated bedrooms with the master having the added benefit of an en-suite and built in wardrobes and an immaculate family bathroom. There is access to the loft storage space which is accessed via a drop down loft ladder and has been boarded out with full electrics. Eternally there is a double length driveway providing off street parking, a small front garden which is laid to lawn and a fabulous rear, split level rear garden which has a large patio area and fantastic views, perfect for those Summer evenings. Birtley Is ideally situated for commuting to Durham, Sunderland, Gateshead and Newcastle as there are shops, restaurants, parks, and good schools within easy walking distance. No expense has been spared on this property and early viewing is definitely recommended to avoid disappointment.

Entrance Hallway

Neutrally decorated with feature panelling to the walls, laminate flooring, doors of the lounge, dining kitchen, downstairs WC and storage cupboard.

Lounge

Airy lounge with UPVC bay window overlooking the front aspect, white plantation shutters and gas central heating radiators.

Dining Kitchen

Fantastic dining kitchen with a range of modern high gloss wall and base units, integrated double ovens, hob, extractor fan, dishwasher and washing machine. There is a top of the range stainless steel sink with a tap that produces boiling hot water at the click of a button. UPVC windows and Bi-fold patio doors overlooking the rear aspect which all have white plantation shutters.

Downstairs WC

Larger than average downstairs WC with basin.

Storage Cupboard 1

Housing a free standing tumble dryer.

Landing Area

With decorative panelled walls and doors leading to three bedrooms and family bathroom.

Master Bedroom

Spacious master bedroom with built in mirrored wardrobes, UPVC windows overlooking the front aspect with white plantation shutters, gas central heating radiator.

Master Bedroom En-Suite

Modern en-suite with a walk in shower, low level WC and basin.

Bedroom Two

Large, neutrally decorated second bedroom with the added benefit of a built in wardrobe and storage cupboard. UPVC window overlooking the rear aspect with white plantation shutters, gas central heating radiator.

Bedroom Three

Good sized third bedroom. UPVC window overlooking the rear aspect with white plantation shutters, gas central heating radiator.

Family Bathroom

Fantastic family bathroom comprising of low level WC, basin and bath. There is a shower over the bath with two shower attachments, one being a rainfall affect attachment.

Loft

Large loft space which has electricity and has been boarded out for use.

Front External

Double length driveway providing off street parking, small front garden which is laid to lawn.

Rear External

Split level rear garden offering a large patio area, lawned area with mature shrubs and storage shed.

Agent Note

Holding Deposit:

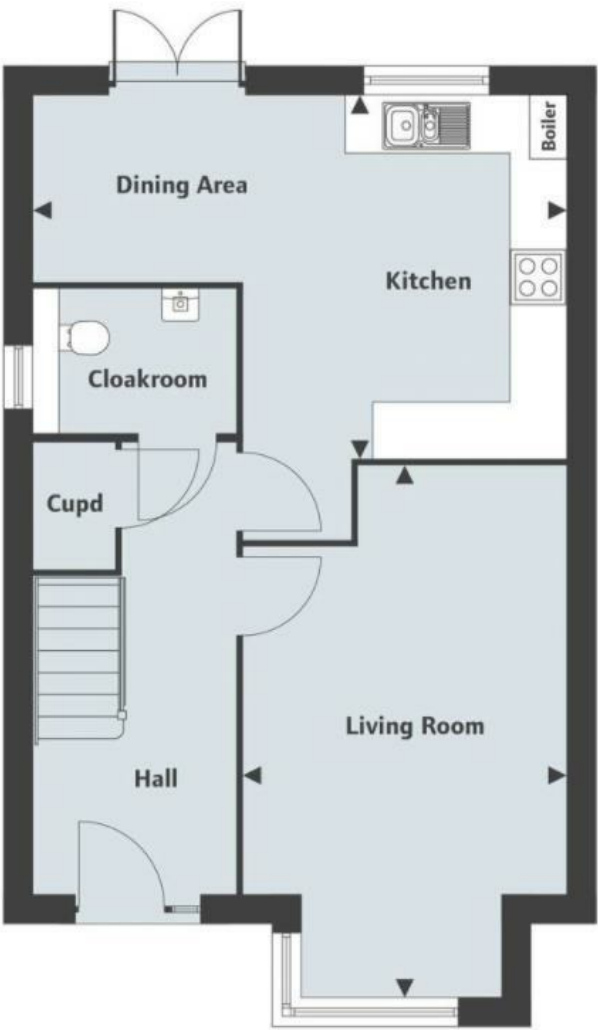
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in 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:

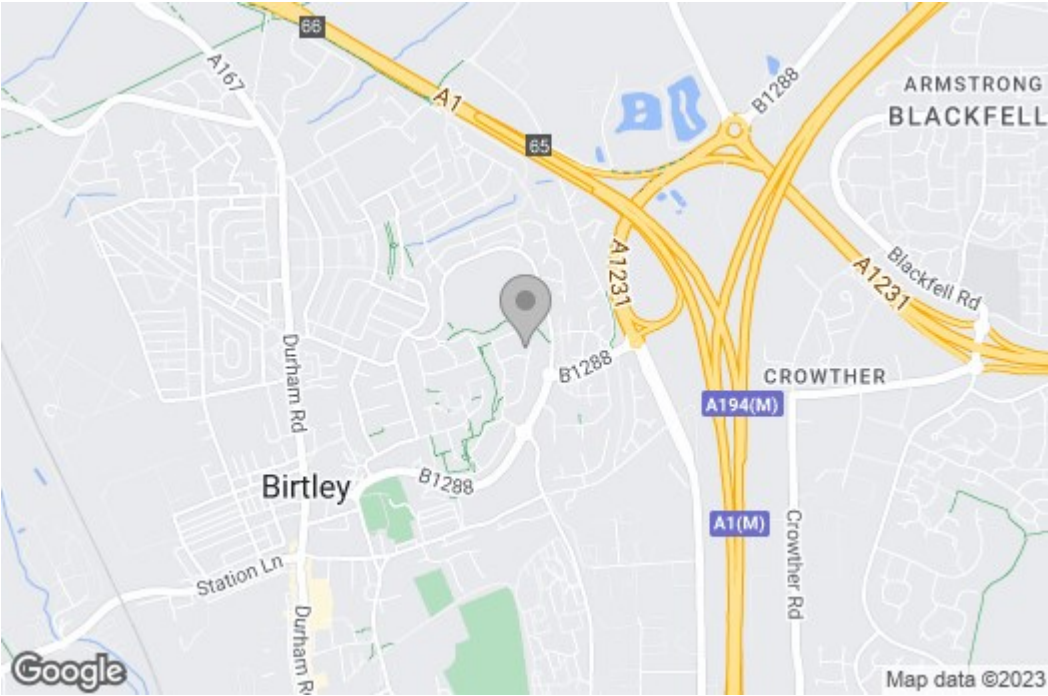
1 Months rent upfront

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

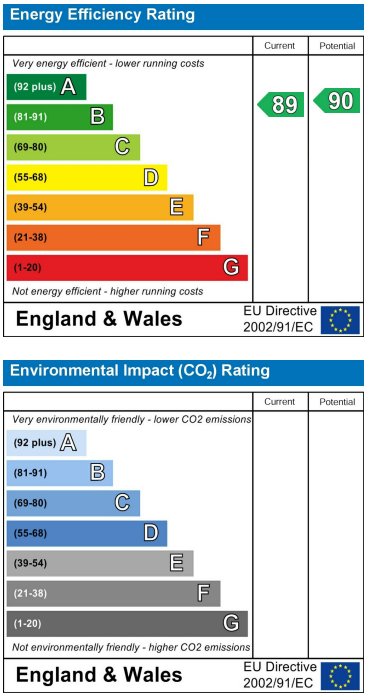
Floor Plan



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.