



## **3 Sycamore Crescent, Chester Le Street, DH3 1FA**

**£1,195 Per Calendar Month**

**\*\*\* STUNNING FAMILY HOME \*\*\*** available from the 11th March 2024 on an unfurnished basis is this amazing three bedroom detached property on Sycamore Crescent in Birtley. The accommodation briefly comprises of entrance hallway, lounge, kitchen/diner with patio doors leading to a private rear garden with patio area, utility room, downstairs w.c and storage cupboard. To the first floor there are three spacious bedrooms, the master bedroom benefitting from an en-suite shower room and fitted wardrobes. There is also a modern, family bathroom with a separate shower cubicle. Externally there is driveway for off street parking and a secure, private rear garden which is perfect for those Summer evenings. Early viewing of the property comes highly recommended to avoid disappointment.

### **Entrance Hallway**

With door leading to the downstairs WC, utility room, kitchen/dining area and lounge.

### **Lounge**

Spacious lounge with UPVC patio door access to the rear garden, UPVC windows, gas central heating radiators.

### **Kitchen**

Fitted with a range of white "high gloss" wall and base units, integrated hob, extractor fan, dishwasher and ovens. The kitchen also benefits from under floor heating.

### **Dining Room**

Bright dining area with UPVC window overlooking the front aspect.

### **Utility Room**

With free standing washing machine and plenty of storage.

### **Downstairs WC**

With low level WC and basin, frosted UPVC window and gas central heating radiator.

### **Master Bedroom**

Airey bedroom with fitted wardrobes, UPVC windows overlooking the front aspect, gas central heating radiator.

### **Master Bedroom En-suite**

Fitted with a low level WC, hand wash basin and separate shower cubicle. Frosted UPVC window and chrome towel rail.

### **Bedroom Two**

Large, neutral double room with UPVC window overlooking the rear aspect, gas central heating radiator.

### **Bedroom Three**

Airy third bedroom with UPVC window overlooking the rear aspect, gas central heating radiator.

### **External Areas**

There is a driveway for off-street parking to the front and a large, private rear garden with raised deked area and a shed for storage.

### **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

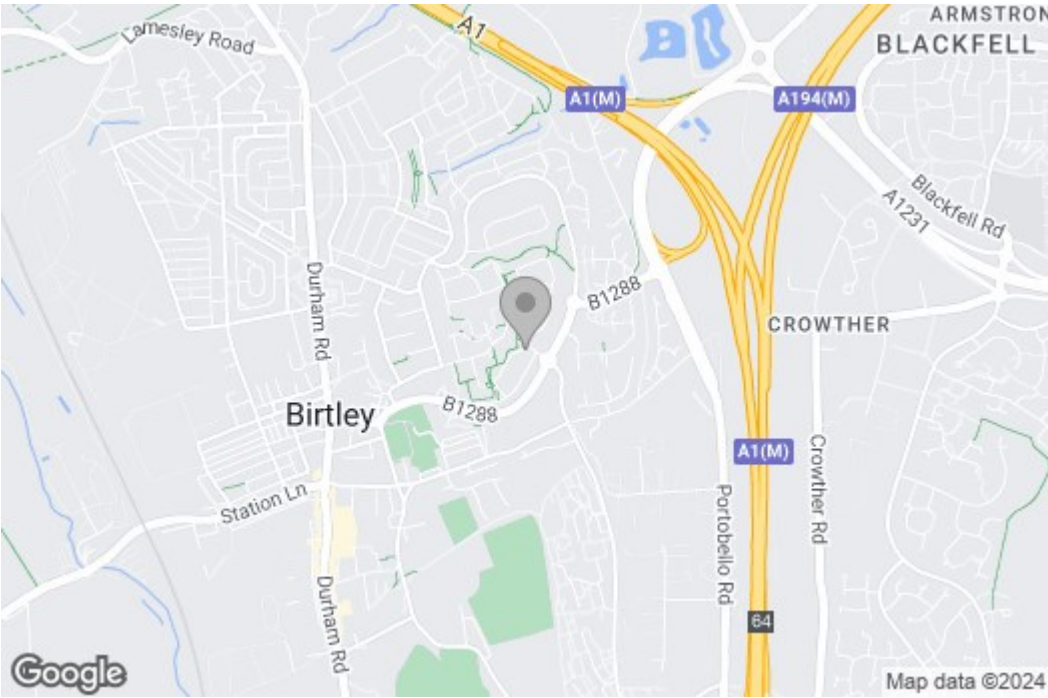
**Upfront Costs:**

1 Months rent upfront

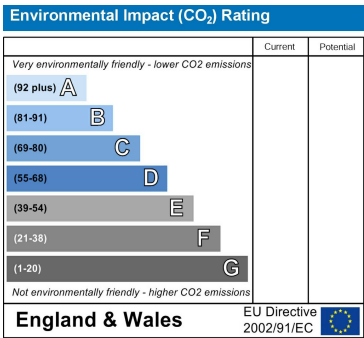
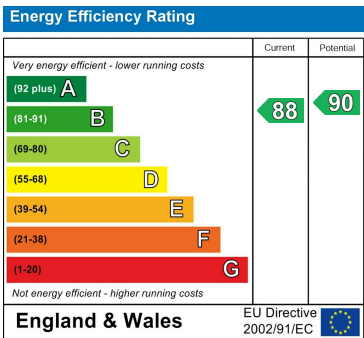
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.