GORDON BROWN
SALES & LETTING









10 Jasmine Terrace, Birtley, DH3 1RW

£675 Per Calendar Month

*** Available on an unfurnished basis *** from the 3rd May 2022 is this three bedroom terraced property on Jasmine Terrace in Birtley which is is ideally positioned for access to local amenities and facilities as well as providing road and transport links to surrounding areas. The accommodation briefly comprises of entrance into hallway with downstairs w.c, lounge with living flame effect electric fire, kitchen diner with integrated hob and oven and features a large patio door leading to the private rear garden. To the first floor there are three bedrooms with the master benefiting from mirrored built in wardrobes and a modern family bathroom. Externally there is a lawned garden to the front and a spacious garden to the rear with gates providing off street parking.

Entrance Lobby
Access comes via a double glazed door leading to the lounge

Lounge
Situated to the front aspect of the property with a double glazed window, central heating radiator and living flame effect electric fire

Dining Kitchen
Fitted with a range of wall and base units with work surfaces over, sink and drainer unit, "Metro" tiled splash backs, built-in oven and hob, extractor hood, plumbing and recess for a washing machine, central heating radiator, double glazed window and patio door leading to the private rear garden

Downstairs WC
With floor mounted WC, basin, radiator and double glazed window

Master Bedroom
With a central heating radiator, mirrored built in sliding door wardrobes a double glazed window to the front elevation

Bedroom Two
With a central heating radiator and a double glazed window

Bedroom Three
With a central heating radiator and a double glazed window

Family Bathroom
Equipped with a stylish three piece suite comprising: panelled "P" shaped bath with shower over and screen, wash hand basin enclosed in it's own vanity unit, low level wc, radiator and a double glazed window to the rear elevation

Front External
Lawned garden

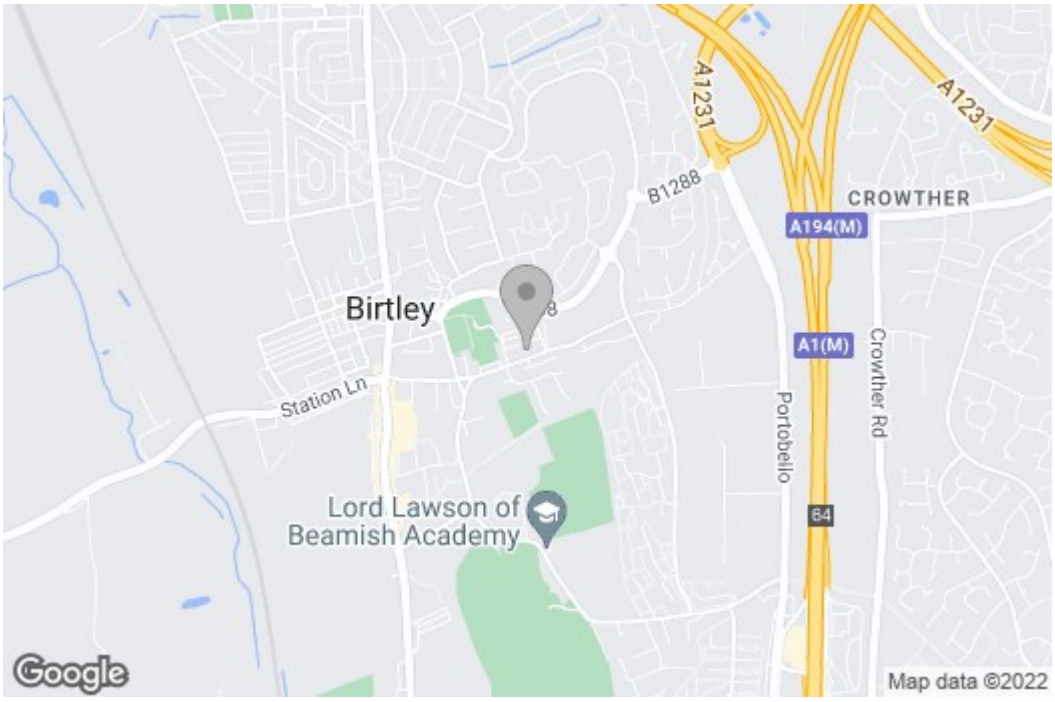
Rear Garden
Large private rear garden with double gates to allow off street parking

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

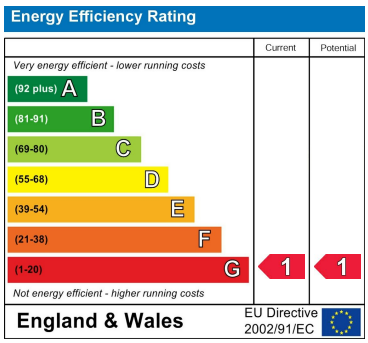
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

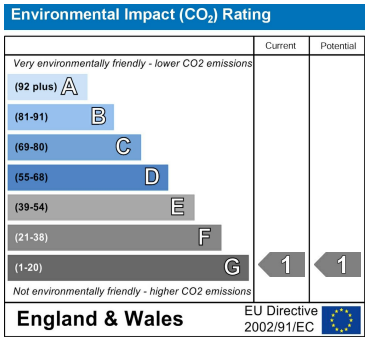
Floor Plan

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.

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