GORDON BROWN
SALES & LETTING









58 South Street, Chester Le Street, DH2 2JG

£700 Per Calendar Month

*** AVAILABLE FROM THE 1ST JULY 2025*** is this spacious three bedroom property which is located in an ever popular residential area of Chester Le Street. The property is fitted to a high standard throughout, offering a great living space for young couples and families alike. To the ground floor of the property is a separate porch area, a good sized lounge with flame effect electric fire and double doors leading through to a vast, modern family kitchen with integrated oven, hob and microwave. The family kitchen also has ample space for a dining table. The property has three double bedrooms as well as a modern family bathroom. The front external offers off street parking and there is a small yard area to the rear. The property also benefits from UPVC doors and windows and has gas central heating throughout. Early viewing is highly recommended to appreciate this fantastic property and to avoid disappointment.

Entrance Porch
With UPVC door leading to the lounge area

Lounge
Bright and airy lounge with UPVC window which overlook the front aspect, gas central heating radiator, flame effect electric fire, stairs leading to the first floor, double doors leading to the kitchen

Kitchen
Fantastic family kitchen with a range of wall/base units, integrated oven, hob and microwave, ample space for a dining table for family living, UPVC window and door to the rear, gas central heating radiator

Main Bedroom
Spacious main bedroom overlooking the front aspect, storage cupboard housing the combi boiler, UPVC window and gas central heating radiator

Bedroom Two
Spacious main bedroom with a UPVC window overlooking the rear aspect, gas central heating radiator

Bedroom Three
UPVC window overlooking the rear aspect, gas central heating radiator

Bathroom
Modern family bathroom with over bath shower unit, WC and basin housed in a vanity unit

Front External
Paved area which will comfortably house a car

Rear External
Enclosed rear yard

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

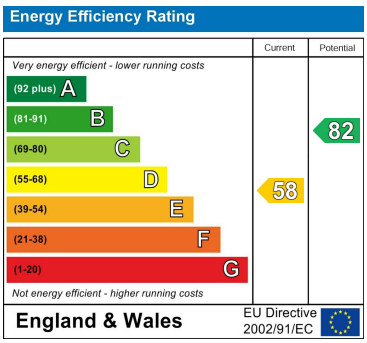
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

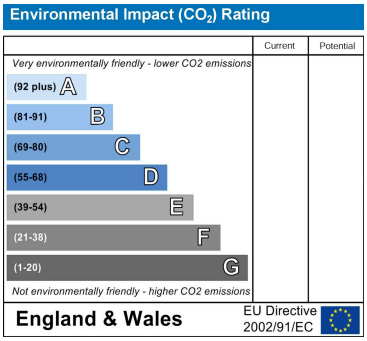
Floor Plan

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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