GORDON
BROWN
SALES & LETTING









34 Windsor Road, Chester Le Street, DH3 1HY

£650 Per Calendar Month

Available FOR LET immediately. Located on Windsor Road in Birtley we have a recently refurbished three bedroom end of terraced property with gardens and garage. With Gas central heating and Double glazing installed. Accommodation briefly comprises - Entrance porch, hallway, lounge with feature fire, stylish fitted kitchen that opens onto a dining room, ground floor bathroom. To the first floor there are three bedrooms and a separate w.c. Externally there are gardens to the front and rear and a single garage provides off street parking. Internal viewing essential to appreciate the standard of accommodation on offer here in this lovely family home.

Entrace Porch
The home is accessed through a Double glazed door. Double glazed windows.

Entrance Hallway
Access to lounge, and ground floor bathroom. Stairs to first floor. Double glazed window.

Lounge
12'0" x 15'4" (3.67 x 4.68)



Feature fire surround with electric fire inset. Double glazed windows overlooking the front garden. Radiator.

Kitchen





Fitted with a range of wall and base units with contrasting worktops incorporating a single drainer sink unit with mixer tap. Integral oven and hob. Plumbing for washing machine. Laminate flooring. Radiator. Opening to dining area.

Dining room
13'1" x 11'8" (4.00 x 3.57)





Double glazed window overlooking the rear garden. Laminate flooring. Double glazed door provides access to the side and rear. Radiator.

Ground Floor bathroom




Fitted with modern three piece suite comprising, panel bath with hand heltdshower attachment, pedestal wash hand basin and low level w.c. Tiled Walls. Double glazed window. Radiator. Double glazed window.

Accommodation first floor
landing with access to three bedrooms and a separate w.c.. Radiator.

Bedroom one
10'0" x 15'7" (3.06 x 4.75)




Double glazed window. Radiator.

Bedroom two
11'5" x 8'4" (3.48 x 2.56)



Double glazed window. Radiator.

Bedroom three
7'2" x 7'6" (2.19 x 2.29)



Double glazed window. Radiator. Wall mounted boiler in cupboard.

Seperate w.c.



Low level w.c. and vanity unit with sink.

External
There are gardens to front and rear.

Garage
There is a single garage to the rear.

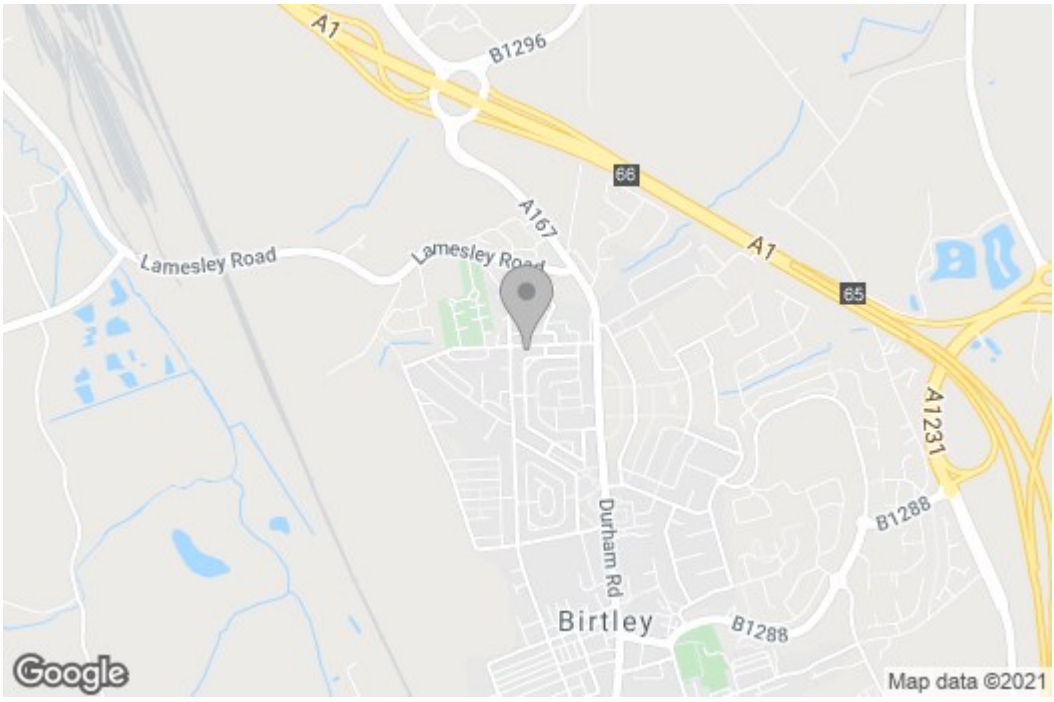
Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

Upfront Costs:
1 Months rent upfront
1 Months rent bond to be held in secure bond scheme

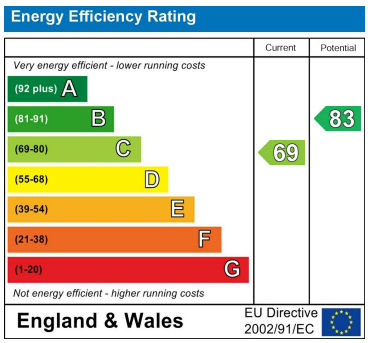
Property disclaimer
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

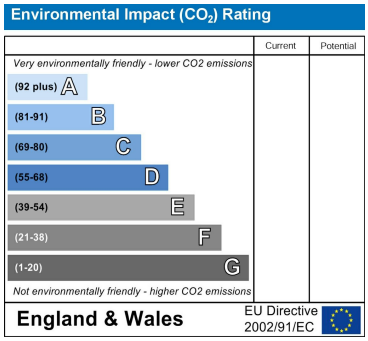
Floor Plan

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.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk