



Park Road South, Chester Le Street, DH3 3LT
4 Bed - Bungalow - Detached
£1,400 Per Calendar Month

ROBINSONS
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Park Road South

Chester Le Street, DH3 3LT

* REFURBISHED AND BEAUTIFULLY PRESENTED * FANTASTIC LOCATION * LARGE OPEN PLAN KITCHEN AND LOUNGE * TWO BATHROOMS INCLUDING ONE WET ROOM * WELL SIZED BEDROOMS * LARGE REAR GARDEN WITH GOOD DEGREE OF PRIVACY * AMPLE OFF STREET PARKING AND DETACHED GARAGE *

Available to rent immediately is this beautifully refurbished and altered four bedroom detached home, a rare opportunity on the rental market.

The property offers a practical and versatile layout that would suit a wide range of tenants, including families, professionals, and charities are more than welcomed. The floorplan comprises entrance lobby, hallway, and a large open plan lounge and kitchen area which must be viewed to appreciate the space, complete with French doors opening onto the rear garden.

There are four well sized bedrooms, all serviced by two bathrooms, one a modern wet room and the other benefiting from a bath and separate shower.

Externally, the property has a low maintenance frontage with ample off street parking and a detached garage. To the rear is a generous lawned garden with a good degree of privacy, ideal for outdoor use.

Park Road South is superbly located in Chester-le-Street, close to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. Excellent transport links are available with Chester-le-Street train station and regular bus services connecting to Durham, Newcastle and Sunderland, as well as easy access to the A1(M) for those commuting further afield. The area is also well served by schools and green spaces, making this a convenient and desirable location for tenants of all needs.

Bond: £1400

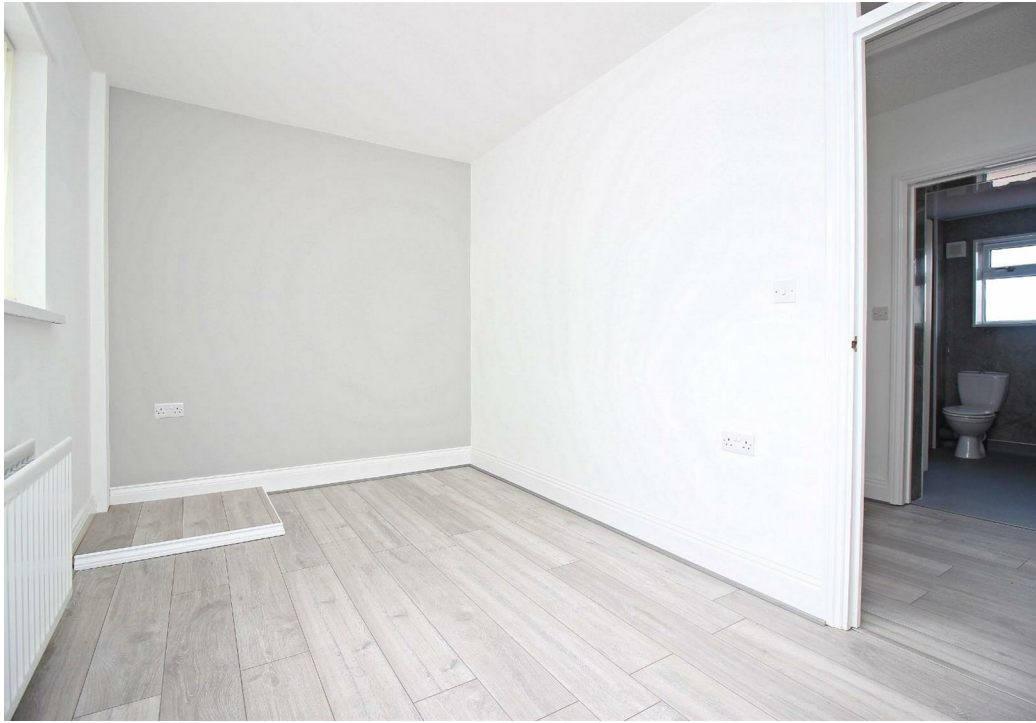
****Specifications: Unfurnished. Families welcome. Pets considered. Smokers allowed****

****Required earnings: Tenant Income £50,400. Guarantor Income £50,400 (if required)****













Entrance Lobby

Hallway

Open Plan Lounge & Kitchen

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

Wet Room

EXTERNAL

Externally, the property has a low maintenance frontage with ample off street parking and a detached garage. To the rear is a generous lawned garden with a good degree of privacy, ideal for outdoor use.

Agent's Notes

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Energy Rating: D

Property Construction – Standard

Number & Types of Rooms – Please refer to the details, any measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

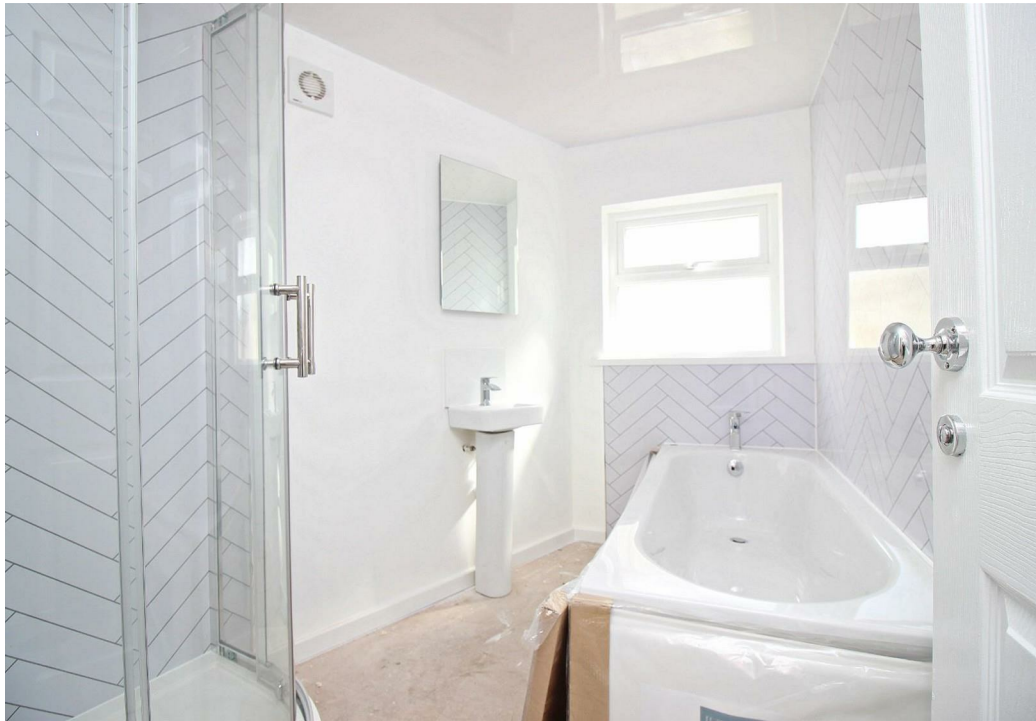
Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

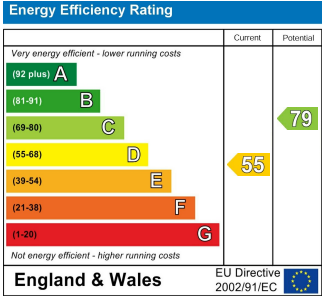
Tenant specification: All applicants considered.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

