



Park View, South Pelaw, DH2 2JW  
3 Bed - House - Terraced  
£750 Per Calendar Month

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## Park View

### South Pelaw, DH2 2JW

Available mid August is this three bedroom home which is ideally suited to couples, families or professionals. The property is located in a convenient area with good public transport links, schools, shops and other local amenities all close by.

On the ground floor, the standout feature is the large lounge – a bright, welcoming space perfect for relaxing or hosting friends and family. To the rear sits a spacious kitchen with ample room for a dining table. It comes fitted with a good range of units and worktops, providing plenty of storage and prep space for everyday cooking and entertaining.

Upstairs, the home includes two generous double bedrooms and a third single room that would make an ideal office, nursery or guest space. The bathroom is surprisingly large and features modern fittings including a full-sized bath and overhead shower.

Externally there is a pleasant front garden and enclosed rear yard with shed.

Located on Park View in Chester-le-Street, tenants will benefit from excellent access to local amenities, with Chester-le-Street's bustling town centre just a short walk away. The train station offers regular services to Newcastle and Durham, while the A1(M) is easily reached by car. There are several well-regarded schools nearby including Park View School, as well as Riverside Park with its open green space, walking routes and play area. The area also boasts local cafés, pubs, and supermarkets, making it a brilliant base for comfortable, convenient living.

Well-proportioned throughout and set in an established residential street, this is a fantastic opportunity to rent a practical and welcoming home. Early viewing is recommended.

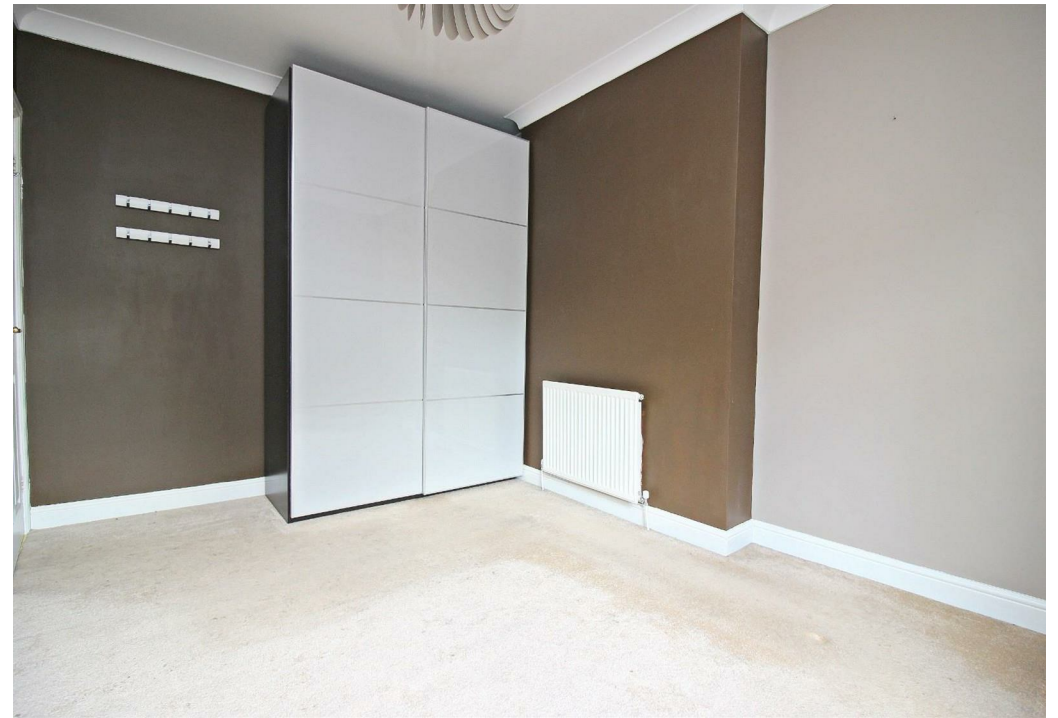
**\*\*Specification: Unfurnished. No Pets Allowed. No Smokers \*\***

**\*\*Required earnings: Tenant Income £27,000. Guarantor Income £27,000 (if required)\*\***

Bond: £850









## GROUND FLOOR

Lounge

Kitchen

## FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

## EXTERNAL

Externally there is a pleasant front garden and enclosed rear yard with shed.

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

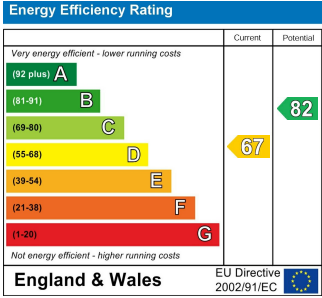
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

### 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.



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