



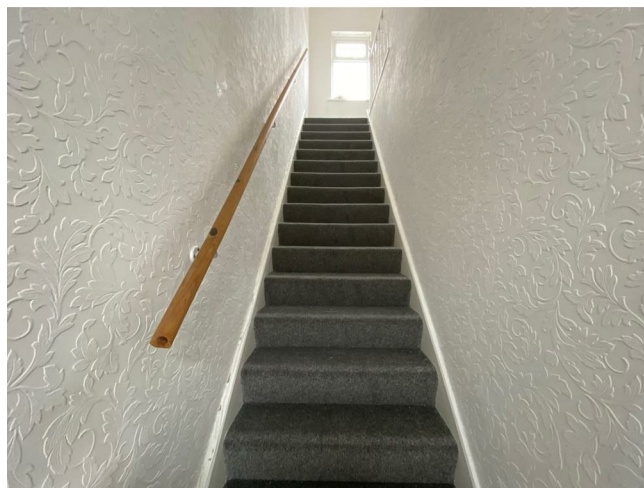
28 Queen Street, Birtley, Chester Le Street, Co Durham, DH3 1ED

£650 Per Month



## Key features

- TERRACED HOUSE
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- AVAILABLE SEPTEMBER 2024
- PRIVATE YARD
- GREAT ACCESS TO MAIN STREET
- BATHROOM WITH SHOWER
- FITTED KITCHEN
- VIEWINGS ADVISED



## Description

A great two bedroom house located just off Birtley High Street. The property is offered on a unfurnished basis and comes with gas central heating and UPVC double glazing. The property is available September 2024 and comprises of a lounge, fitted kitchen with cooking appliances, bathroom with modern suite, and two bedrooms. There is also a private yard to the rear.

## DESCRIPTION

A great two bedroom house located just off Birtley High Street. The property is offered on a unfurnished basis and comes with gas central heating and UPVC double glazing. The property is available September 2024 and comprises of a lounge, fitted kitchen with cooking appliances, bathroom with modern suite, and two bedrooms. There is also a private yard to the rear.

## ENTRANCE HALL

Stairs leading to the first floor, double glazed door, and central heating radiator

## LOUNGE

14 x 12

UPVC window to the front elevation, central heating radiator

## KITCHEN

15 x 7

Range of wall and floor units, integral stainless steel sink unit with mixer tap, plumbing for automatic washing machine, integral gas hob and electric oven.

## BATHROOM

Panelled bath with overhead thermostatic shower, UPVC window, pedestal wash basin, low level w.c, modern tiling to the walls and floors.

## FIRST FLOOR

Stairs leading to first floor and UPVC window allowing natural light.







#### BEDROOM ONE

16 x 12

A spacious double bedroom and having UPVC window to the front and central heating radiator.

#### BEDROOM TWO

9 x 8

Located to the rear and having a central heating radiator and UPVC window.

#### EXTERNAL

There is a private yard to the rear with storage shed.

#### WE REQUIRE

Rent = £650.00

One months rent as a damage deposit = £650

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading

28 Queen Street DH3 1ED



Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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