



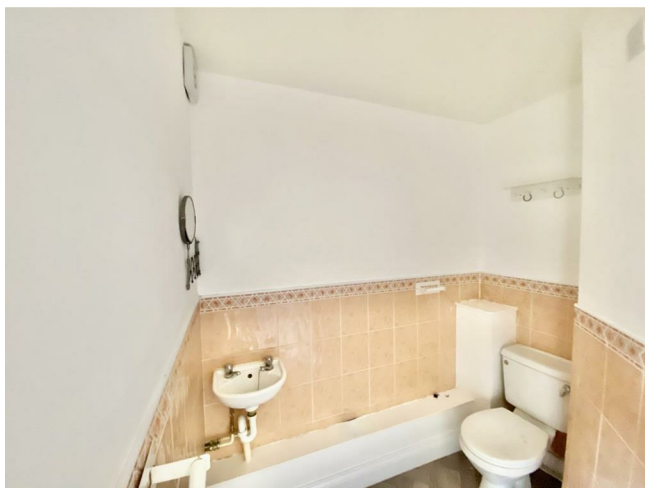
17 Scafell, Birtley, Chester Le Street, Co Durham, DH3 2HD

£795 PCM



## Key features

- TOWN HOUSE
- GREAT FAMILY HOME
- SPANNING OVER THREE FLOORS
- KITCHEN/DINER
- SPACIOUS BATHROOM
- SMALL GARDENS TO FRONT AND REAR
- MASTER WITH ENSUITE
- NOT OVERLOOKED TO THE FRONT
- POPULAR RESIDENTIAL ESTATE
- IDEAL FOR TRANSPORT LINKS



## Description

Nestled in the charming area of Scafell, Birtley, Chester Le Street, this delightful terraced town house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of modern family living.

The master bedroom is particularly noteworthy, featuring a spacious ensuite that adds a touch of luxury and convenience. The additional bedrooms provide ample space for children or guests, ensuring everyone has their own retreat. The layout of the house promotes a warm and welcoming atmosphere, perfect for creating lasting memories.

Outside, the property benefits from small gardens to both the front and rear, offering a pleasant outdoor space for relaxation or play. These gardens provide a lovely setting for enjoying the fresh air, whether it be for a morning coffee or an afternoon of family fun.

Available for immediate occupancy, this home is ready for you to move in and make it your own. With its ideal location and family-friendly features, this terraced house is a wonderful choice for those looking to settle in a vibrant community. Do not miss the chance to view this charming property and envision your future here.





#### ENTRANCE HALL

Pvc door leading into the property with a UPVC window to the side elevation, laminate flooring, central heating radiator and stairs leading to the first floor.

#### LOUNGE

16 6 x 10 9

UPVC window, central heating radiator, storage cupboard and UPVC French doors leading through to the dining room.

#### KITCHEN/DINER

14 10 x 14 7

Range of white wall and floor units, gas hob, electric oven, cooker hood, plumbing for automatic washing machine, wall mounted central heating boiler, UPVC window and French doors leading out to the rear garden.

#### CLOAKS/W.C

6 11 x 5 2

Low level w.c, hand wash basin, central heating radiator and part tiled walls

#### FIRST FLOOR

Stairs leading to the first floor. built in storage cupboard

#### BATHROOM

8 x 6 5

Panelled bath, low level w.c, step in shower enclosure, pedestal wash basin, central heating radiator, shaver point, extractor fan and part tiled walls.

#### BEDROOM ONE

10 x 12

Located to the front and having a UPVC box bay window, fitted mirror wardrobes and central heating radiator.

#### BEDROOM TWO

10 9 x 7 5

UPVC window and central heating radiator.











#### BEDROOM THREE

10 7 x 6 9

UPVC window and central heating radiator.

#### TOP FLOOR LANDING

#### BEDROOM FOUR

16 9 x 11 4

Skylight window, central heating radiator and door leading to the ensuite

#### ENSUITE

9 10 x 5 10

Step in shower enclosure, pedestal wash basin, low level w.c. storage cupboard, two roof windows,

#### EXTERNAL

There are gardens to the front and rear

#### DISCLAIMER LETTINGS

##### WE REQUIRE

One month's rent in advance = £795

One month's rent as a damage deposit = £795

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.



Total Area: 109.2 m<sup>2</sup> ... 1176 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>		
(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 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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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