



## 123 Wynyard, Chester Le Street, DH2 2TJ

£725 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this spacious three bedroom terraced family home situated on the ever popular Wynyard within Chester Le Street. Ideally located within walking distance of local amenities, schools, and parks, this property benefits from excellent public transport connections, including a short walk to the town's train station. Major roadways such as the A1 and A167 are also easily accessible, making it a prime choice for commuters and families alike. The property briefly comprises of; entrance into hallway, spacious lounge, kitchen/diner, downstairs toilet and lobby to the ground floor. To the first floor you will find three bedrooms and the family bathroom. Externally there is a garden to the front and a private, paved garden to the rear. The property also benefits from UPVC and is warmed via gas central heating. Early viewing of the property is highly recommended to avoid disappointment..

### **Entrance Hallway**

With access to the kitchen/diner and stairs to the first floor

### **Lounge**

Bright and airy lounge with UPVC patio doors leading the rear external, UPVC window overlooking the front aspect and a gas central heating radiator.

### **Kitchen/Diner**

Fabulous kitchen/diner which is fitted with a range of modern wall and base units with dual aspect UPVC window overlooking both the front and rear aspects.

### **Lobby Area**

With a large storage cupboard and access to the downstairs WC and utility area

### **Downstairs WC**

Fitted with a low level WC and wash hand basin

### **Main Bedroom**

Large main bedroom with a built in wardrobe, UPVC window overlooking the front aspect and a gas central heating radiator.

### **Bedroom Two**

Comes with the added benefit of a built in wardrobe, UPVC window overlooking the front aspect and a gas central heating radiator.

### **Bedroom Three**

Again, comes with the added benefit of a built in wardrobe, UPVC window overlooking the rear aspect and a gas central heating radiator.

### **Bathroom**

Fitted with a low level WC, wash hand basin and bath with shower over.

### **External Areas**

Small laid to lawn garden to the front and private yard 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 which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

**Upfront Costs:**

1 Months rent upfront

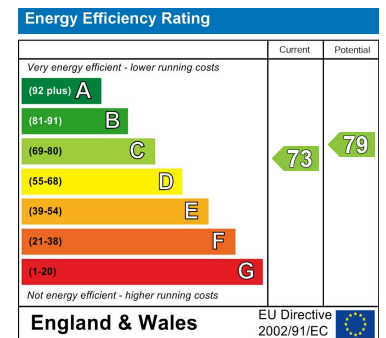
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.