



7 Hillcroft, Chester Le Street, DH3 1ND

£695

***** NOT TO BE MISSED ***** and available immediately on an unfurnished basis is this three bedroom semi detached family home in the ever popular area of Birtley. The property is ideally situated being close to local amenities and transport links. Accommodation briefly comprises of entrance porch leading into a separate hallway, three bedrooms and a spacious lounge which benefits from electric fire and feature surround. There is a modern kitchen/dining area with a range of wall and base units and a modern, part tiled bathroom. Externally there is a private, spacious turfed garden to the rear and there is parking to the front. Gas central heating and UPVC windows throughout. Early viewings are recommended to avoid disappointment.

Entrance Porch

Separate entrance porch with UPVC door leading to the entrance hallway, storage cupboard

Lounge

Large double aspect lounge with double glazed windows overlooking the front and rear externals. The lounge has been decorated in neutral colours and benefits from the addition of an electric fire with surround and gas central heating radiators

Kitchen/Dining Area

Open plan kitchen/dining area with a range of modern fitted floor and wall units with the addition of a breakfast bar. Double aspect glazed windows overlooking the front and rear elevations, access to the first floor

Master Bedroom

Large double bedroom with double glazed window overlooking the rear aspect, gas central heating radiator

Bedroom Two

Large double bedroom with double glazed window overlooking the rear aspect, gas central heating radiator

Bedroom Three

Smaller style single bedroom with double glazed window overlooking the front aspect, gas central heating radiator

Bathroom

Fitted with a modern three piece suite comprising of bath with shower installed above, pedestal wash hand basin and low level WC, heated towel rail and frosted glass window

Rear Garden

Private rear garden which is turfed with the addition of a concrete pathway

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

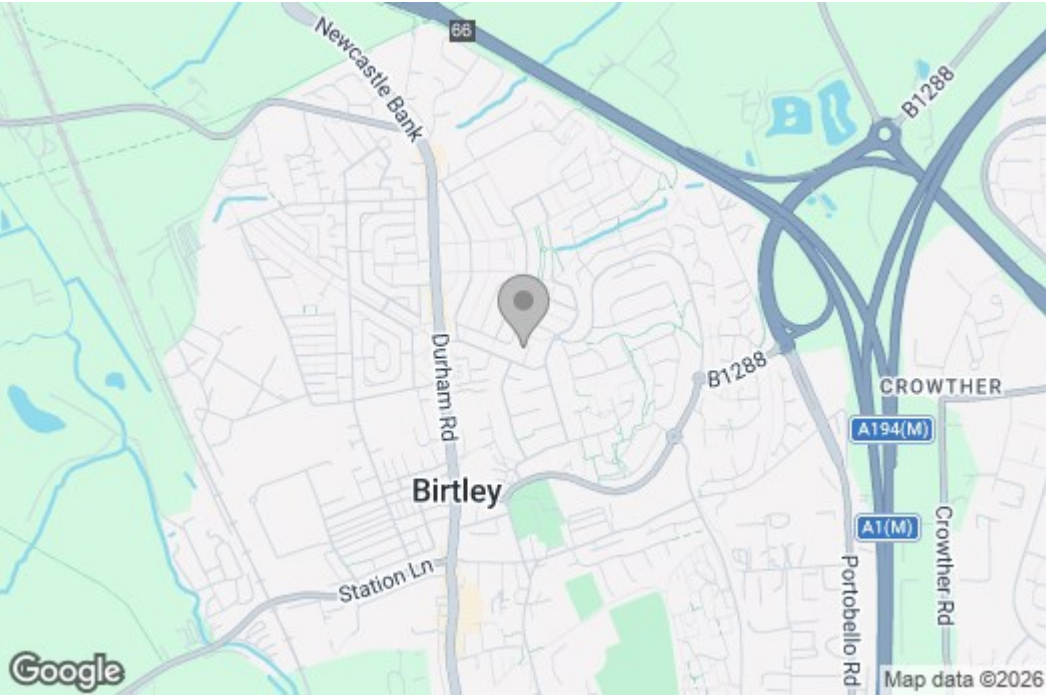
Upfront Costs:

1 Months rent upfront

1 Months rent bond to be held in secure bond scheme

Floor Plan

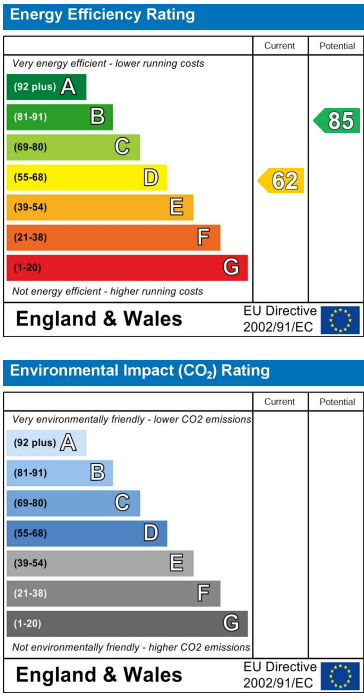
Area Map



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

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