



2 Hattam Close, Birtley, DH3 1GE

£795 Per Calendar Month

*** AVAILABLE FROM THE 15TH SEPTEMBER 2025 *** on an unfurnished basis is this immaculately presented, two bedroom family home located in Hattam Close, Birtley. Upon entering, you are greeted by a well-appointed living room, which features patio doors that seamlessly connect to a raised paved sun terrace, perfect for enjoying the outdoors. The dining kitchen is equipped with an integrated appliances. The first floor comprises two generously sized bedrooms, providing ample space for relaxation and rest. A well-designed bathroom completes this level, ensuring convenience for all residents. The rear garden is a delightful retreat, featuring an Astro turf lawn and a raised sun terrace enclosed by new wrought iron fencing which is perfect for those Summer evenings. To the front you will find a low maintenance front and allocated parking. The property is warmed via gas central heating and has UPVC glazing throughout. Early viewing is highly recommended to avoid disappointment.

Lounge

Spacious lounge with patio doors leading the the private rear garden and stairs leading to the first floor.

Dining Kitchen

Fitted with a range of modern wall and base units, integrated oven/hob, extractor fan and fridge freezer. There is also a freestanding washing machine which will be gifted to any potential applicants. A UPVC door and window overlook the front aspect.

Main Bedroom

Bright and airy main bedroom with storage and a UPVC window overlooking the front aspect.

Bedroom Two

Good sized second bedroom with a UPVC window overlooking the rear aspect.

Family Bathroom

Modern bathroom fitted with a low level WC, wash hand basin and bath with shower over.

External Areas

Fantastic private, low maintenance, split level rear garden with allocated parking.

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

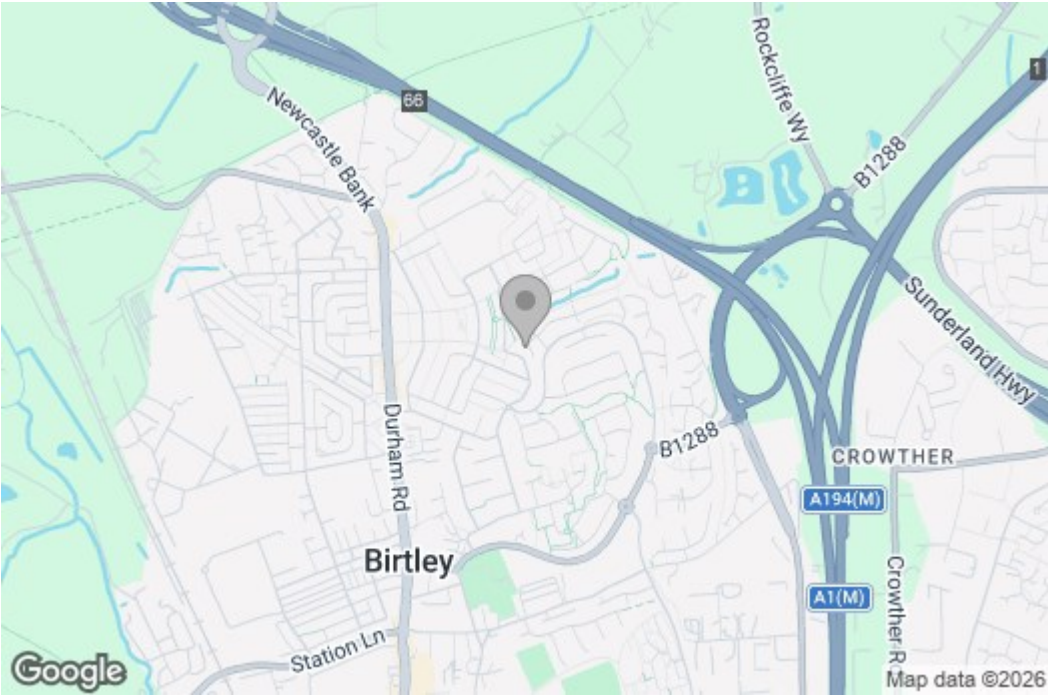
Upfront Costs:

1 Months rent upfront

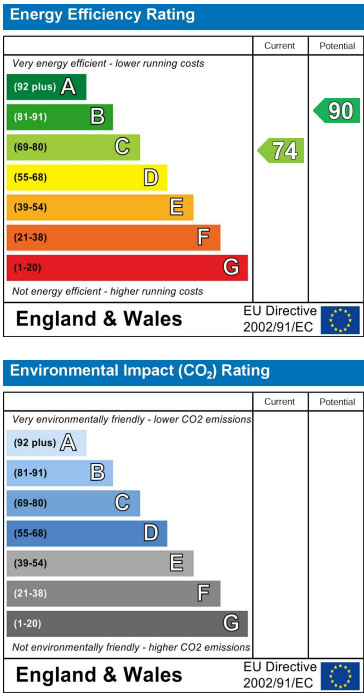
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.