

Eastlea Avenue

Bishop Auckland DL14 6HD

£795 Per Calendar Month

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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. Intending purchasers 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 any representation or warranty in respect of the property.









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Eastlea Avenue

Bishop Auckland DL14 6HD



- Three Bedroom Semi Detached
- EPC Grade D
- Close To Local Amenities
- Popular Residential Area
- Garden To The Side And Rear
- New Carpets To Be Fitted
- Very Well Presented Throughout
- Off Street Parking
- Modern Bathroom

Located in Eastlea Avenue in Bishop Auckland, this delightful semi-detached house is now available for rent. This property boasts a spacious reception room, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, it offers ample space for families or professionals seeking a comfortable living environment.

The house features a modern bathroom, ensuring convenience for all residents. Additionally, the property includes parking for two vehicles, providing ease of access and peace of mind for those with cars.

Situated in a friendly neighbourhood, this home is ideally located close to local amenities, schools, and parks, making it a perfect choice for families or anyone looking to enjoy the vibrant community of Bishop Auckland. With its appealing features and prime location, this property is an excellent opportunity for those seeking a rental home in this lovely area. Don't miss the chance to make this charming house your new home.

Ground Floor

Entrance Hallway
Stairs to the first floor, single central heating radiator, laminate flooring and UPVC double glazed door and window to the side access.

Lounge
16'04" x 12'09" into bay (4.98m x 3.89m into bay)
A well presented lounge with a UPVC double glazed bay window to the front aspect and a UPVC double glazed window to the side. Having spot lights to the ceiling, laminate flooring and a double central radiator. The lounge is open plan to the dining room.

Dining Room
11'05" x 9'0 (3.48m x 2.74m)
Newly fitted shaker Spot lights to the ceiling, laminate flooring, double central heating radiator. UPVC double glazed French doors overlook the rear garden.

Kitchen
10'01 x 6'05 (3.07m x 1.96m)
A new fitted shaker style kitchen with fitted base and wall units having work surfaces over incorporating a sink drainer unit. Extractor fan and a space for a cooker, fridge freezer and a tumble dryer and plumbing for a washing machine, and double central heating radiator. The kitchen also has a pantry which has been vented to allow installation of a tumble dryer. UPVC double glazed window overlooks the rear garden.

First Floor

Landing
UPVC double glazed window to the side. Access to the loft space.

Attic Storage Space
With wooden stairs leading from the first floor landing the attic is carpeted and has power and lighting.

Bedroom One
15'01" x 8'04" (4.60m x 2.54m)
A double bedroom with UPVC double glazed window to the front, coving to ceiling, single central heating radiator, laminate flooring and a built in storage cupboard.

Bedroom Two
10'09 x 9'08 (3.28m x 2.95m)
A double bedroom with UPVC double glazed window to the rear. Single central heating radiator, spot lights to ceiling and laminate flooring.

Bedroom Three
10'0 x 6'06 (3.05m x 1.98m)
UPVC double glazed window to the rear. With laminate flooring and a single central heating radiator.

Bathroom/Wc
The recently refitted modern bathroom suite incorporate a panelled bath with shower over and screen, hand wash basin and a low level wc. Walls are partly tiled to create attractive splashbacks and there is a chrome heated towel radiator. UPVC double glazed opaque window to the side.

External
The front garden is blocked paved and extends to the side of the property, creating parking for at least two cars with gated access to the front. A fence partition leads from the driveway to a lawned garden at the rear.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/9342-2889-6703-9971-3721

Holding Deposit/ Tenant Information
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

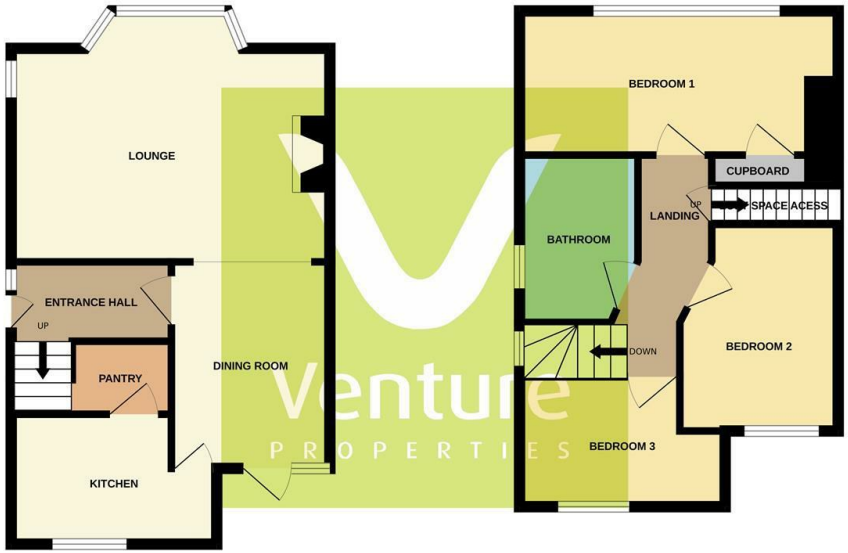
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/ Deposit
The security deposit (bond) amount is equivalent to 5 weeks rent.

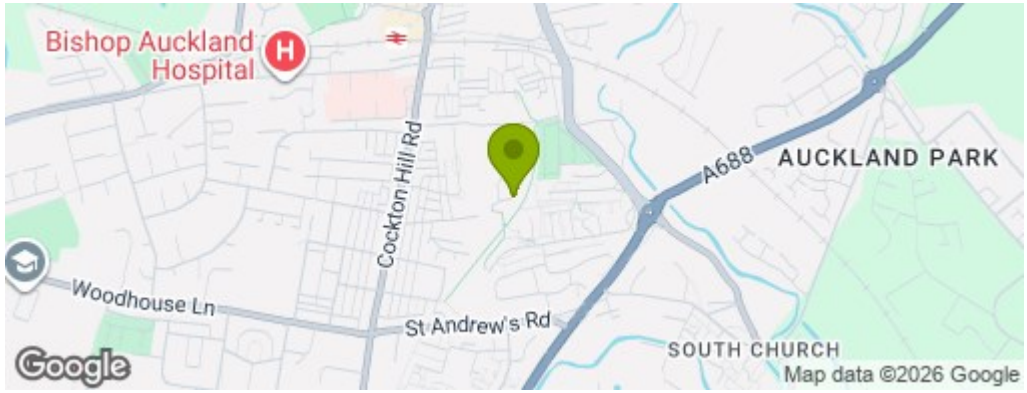
General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 10,000 Mbps
Highest available upload speed 10,000 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: B
Energy Performance Certificate Grade D
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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