

Western Hill

Bishop Auckland DL13 2RW

£850 Per Calendar Month

Venture
PROPERTIES

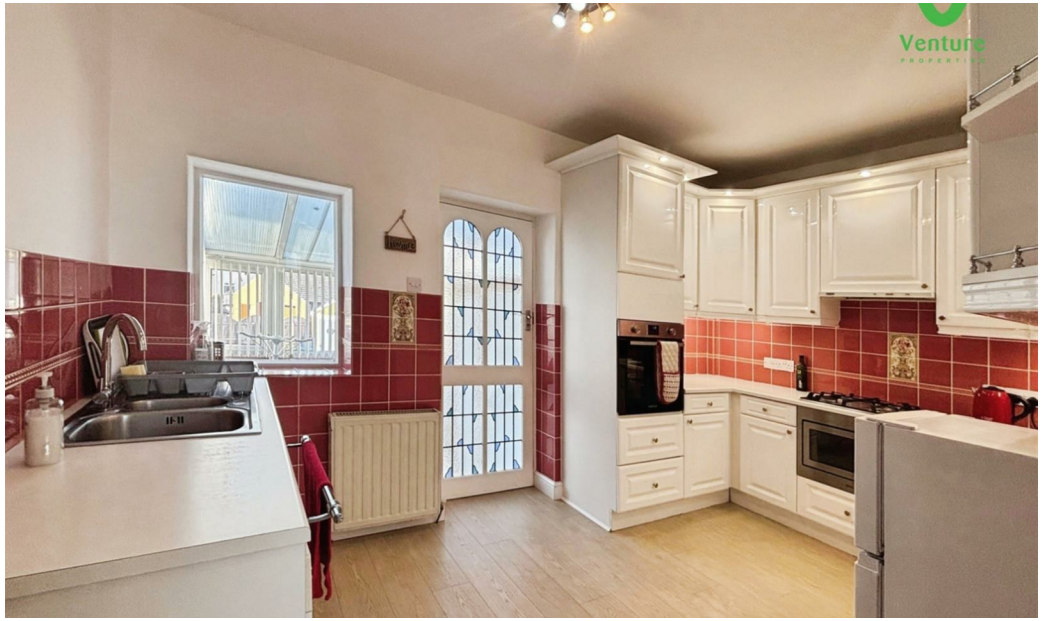








This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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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- Airy Property Throughout
- EPC Grace D
- Good Transport Links
- Scenic Area
- Low Maintenance Garden
- Modern Kitchen
- Downstairs Shower Room
- Open To The Front
- Intergrated Appliances

Nestled in the charming village of Frosterley, this delightful terraced house offers a perfect blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining friends and family. The layout flows seamlessly, ensuring that the home feels both open and welcoming.

The property features two bathrooms, providing ample facilities for busy mornings or unwinding after a long day. This thoughtful design enhances the practicality of the home, catering to the needs of modern living.

Situated in the tranquil surroundings of Western Hill, residents can enjoy the beauty of the countryside while still being within easy reach of local amenities and transport links. The village atmosphere fosters a sense of community, making it a wonderful place to call home.

This terraced house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a serene yet accessible area. There is on-street parking available nearby on the front street (a couple of minutes walk away). Do not miss the chance to view this lovely home and envision your future in Frosterley.

Ground Floor

Entrance
Via UPVC door and central heating radiator

Lounge
13'5" x 12'11" (4.114 x 3.957)
With gas fire and marble hearth surrounding, UPVC bay window and Two double central heating radiator.

Kitchen
13'8" x 8'6" (4.182 x 2.592)
Through a wood panel and stained glass door, amble timber base and wall units integrated oven, gas hob and microwave, one and a half sink bowl and mixer tap. Wooden frame window over seeing the conservatory. Single central heating radiator.

Conservatory
7'2" x 2'9" (2.196 x 0.850)
Via steps descending into the conservatory with UPVC door and UPVC windows.

Shower Room / WC
Based in the conservatory is a modern white suite consisting of shower w/c, hand basin and bidet. Fully tiled for convenience and mounted towel rail.

First Floor

Landing
Single central radiator, storage cupboard and loft hatch.

Bedroom One
11'2" x 10'5" (3.424 x 3.189)
UPVC window and double central heating radiator.

Bedroom Two
10'5" x 11'0" (3.189 x 3.357)
UPVC window and single central hating radiator.

Bedroom Three
7'11" x 5'11" (2.426 x 1.816)
UPVC window and single central heating radiator.

Bathroom
Modern suite consisting of bath, shower head, sink and w/c with vanity unit surrounding, towel rail, single central heating radiator and UPVC window.

Exterior
To front there is an enclosed patio with a seating area,
To rear the is steps descending onto artificial grass, shrubs and planters, including an outbuilding.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/9112-3023-0209-5037-4204

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.

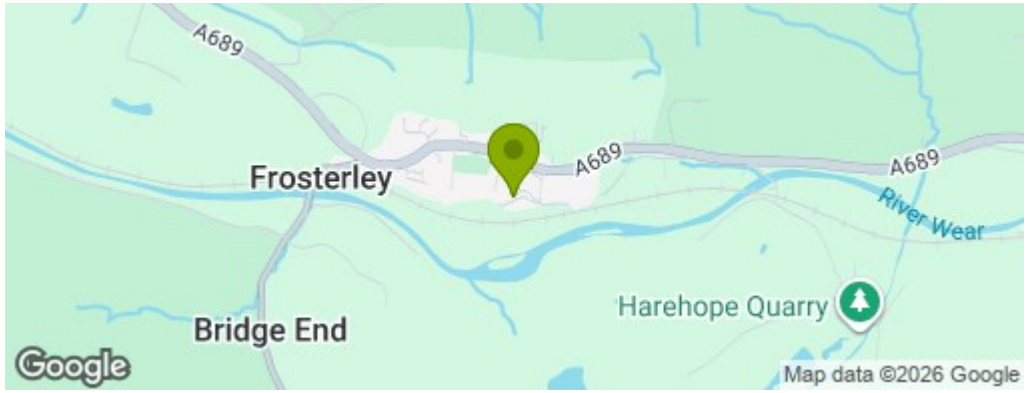
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 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.

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



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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