



Byerley Road

Shildon DL4 1HW

£425 Per Calendar Month





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



www.venturepropertiesuk.com

Byerley Road

Shildon DL4 1HW



- Two Bedroom Property
- EPC Grade D
- Good Location

- Off Street Car Parking
- Double Glazed
- Good Sized Bathroom

- Garden To Rear
- Central Heating
- Stone Fronted

Well presented TWO BEDROOM terraced property located in a popular area of Shildon. The property has the advantage of OFF STREET CAR PARKING and GARDEN to the rear.

The property briefly comprises: open lounge/diner with a fitted kitchen to the rear, utility and downstairs WC. First floor comprises; modern bathroom, two good sized bedrooms. Externally to the rear of the property there is a enclosed yard area whilst over the rear lane there is space providing off road parking plus extensive rear garden being mainly flagged.

Ground Floor

Entrance Hallway

UPVC double glazed door, central heating radiator, door to lounge/dining room, coving to ceiling and stairs to the first floor.

Lounge/Dining Room

23'06 x 12'07 (7.16m x 3.84m)

UPVC double glazed bay window to the front elevation, two central heating radiators, feature fireplace with gas fire, marble inset and hearth, UPVC double glazed door and side panel leading out to the rear yard.

Kitchen

9'09 x 7'08 (2.97m x 2.34m)

Fitted with a range of wall and base units, laminated working surfaces, inset single drainer stainless steel sink with mixer tap, integrated electric oven and hob, extractor hood over, UPVC double glazed window, tiled splash backs, central heating radiator, plumbing and space for washing machine, space for fridge and freezer, coving to ceiling and wall mounted gas boiler.

Rear Entrance Hallway

UPVC double glazed rear door, coving to ceiling, central heating radiator and wall cupboard

WC

WC, hand wash basin, opaque UPVC double glazed window.

First Floor

Landing

Balustrade, coving to ceiling, loft access and overstairs cupboard

Bathroom/wc

Comprising a white suite including corner panelled bath, corner shower cubicle with laminated panelled inset and mains shower, pedestal hand wash basin, WC, tiling to half height, two opaque UPVC glazed windows, central heating radiator, spot lights.

Bedroom One

12'01 x 10'02 (3.68m x 3.10m)

UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

8'11 x 8'04 (2.72m x 2.54m)

UPVC double glazed window to the rear and central heating radiator.

External

To the front of the property there is a wall enclosed yard. To the rear of the property there is a wall enclosed yard area whilst over the lane there is a driveway providing car parking for two vehicles. Beyond this there is a good sized garden having a variety of shrubs and a timber storage shed.

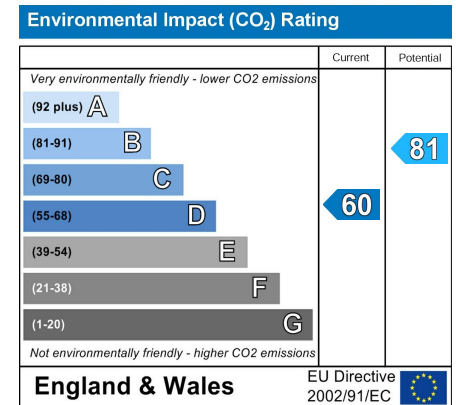
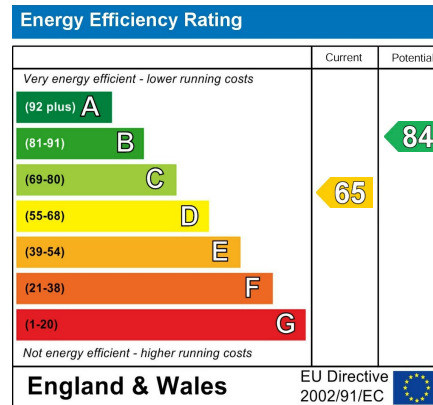
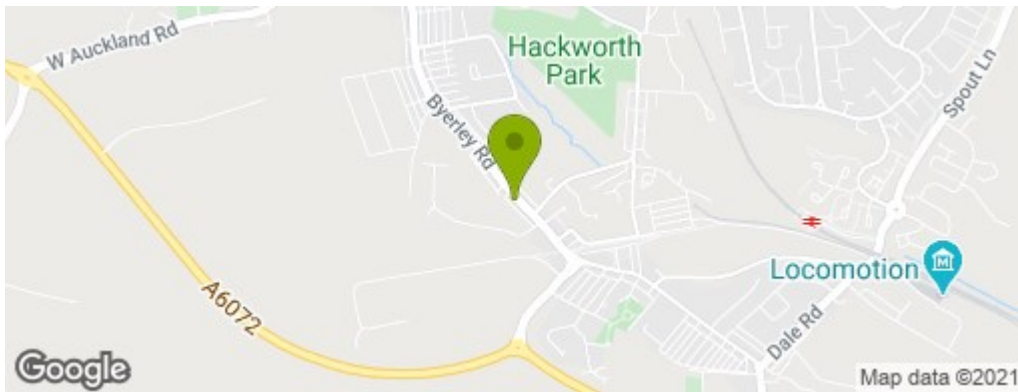
Tenant Information

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.



01388 741174

1 The Royal Comer, Crook, DL15 9UA
 crook@venturepropertiesuk.com