

This well-appointed, brand new two-bedroom semi-detached home is located in the highly sought-after Chester Gate development. The property features both front and rear gardens and offers a living room, a contemporary kitchen with French doors that open to the rear garden, two bedrooms on the first floor, and a bathroom. Ideally situated for easy access to excellent amenities, including the A19, Nissan, Amazon, and Doxford International Business Park, it is conveniently reachable from the City Centre, Durham City, and Newcastle upon Tyne. The property is available immediately on an unfurnished basis, and we highly recommend scheduling a viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Staircase to first floor and radiator. Door to lounge.

Lounge 12'0" x 10'4"



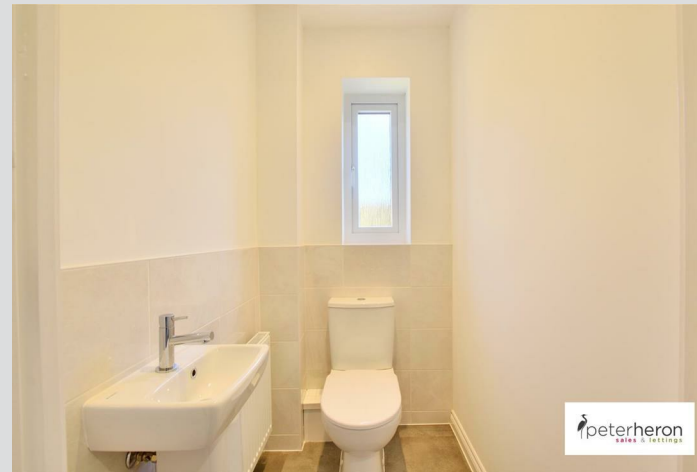
Double glazed window to front, radiator and storage cupboard. Door to kitchen.

Kitchen 13'7" x 11'1"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated appliances include electric oven and hob, cooker hood and fridge freezer, space for a washing machine, radiator and double glazed French UPVC doors to rear.

Separate WC



Low level WC and washbasin, double glazed window to rear and radiator.

First Floor Landing

Access hatch to loft.

Bedroom 1 13'7" x 11'10"



Double glazed window to front, radiator and built in storage cupboard.

Bedroom 2 11'3" x 6'10"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with shower over, heated towel rail and double glazed window.

Outside



Gardens to the front and rear.

Council Tax Band

The Council Tax Band is Band B.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only

and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing


To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.


Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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