



3 bed terraced house to rent in

Constance Street, Pelton, Chester Le Street, Durham, DH2 1DX

£775 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Available Immediately
- ✓ Newly Refurbished
- ✓ Three-bedroom terraced home
- ✓ Bright and spacious living room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Wells
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this beautifully presented three-bedroom property, ideally situated on Constance Street in the popular residential area of Pelton, Chester-le-Street.

The property has recently undergone a comprehensive refurbishment and has been finished to a very high standard throughout, creating a stylish and comfortable home ready for its new occupants. Offering spacious and versatile accommodation, the property benefits from a generous living room, impressive newly fitted kitchen/diner, three well-proportioned bedrooms and a modern family bathroom with separate shower cubicle.

Externally, the property continues to impress, with a newly landscaped, low-maintenance paved garden to the front and an enclosed rear yard complete with useful storage shed.

Further benefits include gas central heating via a combi boiler and double glazing throughout. With its fresh, modern finish, generous accommodation and convenient location, this property would make an ideal home for a couple or family.

Early viewing is highly recommended to fully appreciate the standard and size of accommodation on offer. Contact Pattinson Estate Agents today to arrange your viewing.

Constance Street is situated within the popular village of Pelton, conveniently positioned for access to a range of local amenities including shops, schools and everyday services. The nearby town of Chester-le-Street provides a wider selection of shopping, leisure and recreational facilities.

The property is also well placed for commuters, with good road and public transport links providing access to Chester-le-Street, Stanley, Durham and Newcastle. The A1(M) is within easy reach, making the location particularly convenient for those travelling throughout the wider North East.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £894.23

Rent: £775 pcm

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Wells

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Living Room

5.46m x 4.57m (17'10" x 14'11")

A bright, well-proportioned reception room with a double glazed window to the front aspect, electric feature fire, central heating radiator, television point, carpeted flooring, and staircase rising to the first floor.



Kitchen / Diner

5.43m x 2.46m (17'9" x 8'0")

A newly-fitted, well-equipped kitchen fitted with a range of wall and base units, roll-top work surfaces and a stainless steel sink unit with mixer tap. Integrated electric oven and hob with extractor hood, along with a washing machine. Large dining area. A double glazed window and door open to the rear yard, creating a light and practical space, finished with vinyl flooring and central heating radiator. Cupboard housing the combi boiler.



First Floor Landing

Landing area with doors leading to all three bedrooms and the bathroom. Includes a useful storage cupboard housing the consumer unit and electricity meter, central heating radiator, and carpeted flooring.

Bedroom 1

3.50m x 2.88m (11'5" x 9'5")

A well-proportioned bedroom featuring a double glazed window to the front aspect, central heating radiator, and carpeted flooring.



Bedroom 2

3.09m x 2.48m (10'1" x 8'1")

A well-proportioned double bedroom benefiting from a double glazed window to the rear aspect, central heating radiator, and carpeted flooring.



Bedroom 3

3.50m x 2.46m (11'5" x 8'0")

A versatile single bedroom with double glazed window to the front aspect, central heating radiator, and carpeted flooring — ideal as a child's room, home office, or study.

Family Bathroom

2.46m x 2.26m (8'0" x 7'4")

A well-appointed bathroom featuring a double glazed window, panelled bath, separate shower cubicle, low-level WC, pedestal wash hand basin, and a chrome towel radiator. Finished with vinyl flooring for practicality and ease of maintenance.



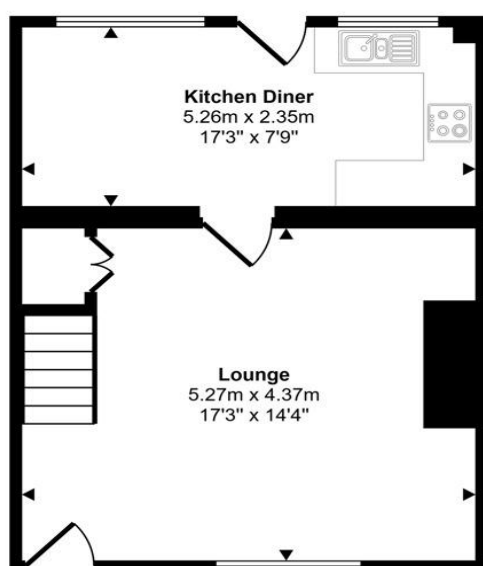
Externally

To the front: A low maintenance newly-landscaped paved front garden with gated access to the street.

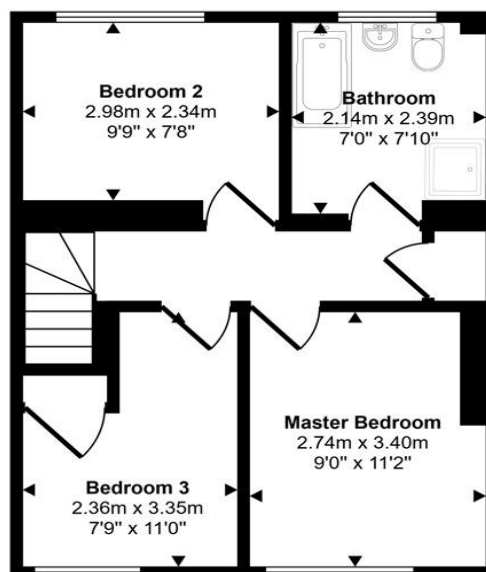
To the rear: A spacious yard with gated access to the back lane.



Approx Gross Internal Area
75 sq m / 804 sq ft



Ground Floor
Approx 37 sq m / 398 sq ft



First Floor
Approx 38 sq m / 406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Constance Street, Pelton, Chester Le Street, Durham, DH2 1DX

Contact your local branch today for more information on this property:

83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk

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