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- Immaculate Family Home
- Three Bedrooms
- Utility Area
- Ground Floor WC
- Bi Folding Doors
- Available Mid August
- Furnished or Part Furnished
- Council Tax Band \*D\*
- Driveway and Garage
- Call For More Information







Jan Forster Estates are delighted to offer to the market this stunning, extended, three-bedroom semi-detached Home on Camperdown Avenue, Chester Le Street. Available mid-August on a furnished or part-furnished basis.

The location is a well-connected town in County Durham, offering a great mix of modern amenities and historic charm. Located just a short drive from Durham and Newcastle, it provides excellent transport links via the A1(M) and a mainline railway station, making it ideal for commuters. The town features a variety of shops, restaurants, and is close to leisure facilities, including the beautiful Riverside Park and the internationally known Durham County Cricket Club. With a strong sense of community, good local schools, and a mix of traditional and modern housing, Chester-le-Street is a sought-after location for families, professionals, and retirees alike.

The house is made up of a welcoming entrance hallway, spacious lounge with a box bay window and a fabulous, extended kitchen family room with fitted units, integrated appliances, sky lights and bi-folding doors out to the rear. There is also a separate WC and utility area with a unique pet-friendly, tiled shower area. To the first floor there are three bedrooms and a modern family bathroom WC with storage. Further benefits include gas central heating, double glazing and the loft is boarded for storage.

Externally there is a garden to the front alongside a driveway leading to the attached garage. There is also a charming rear garden with a gravel patio area and lawn.

Viewings are highly recommended. Please, call our Low Fell team for more information on 0191 236 2070.

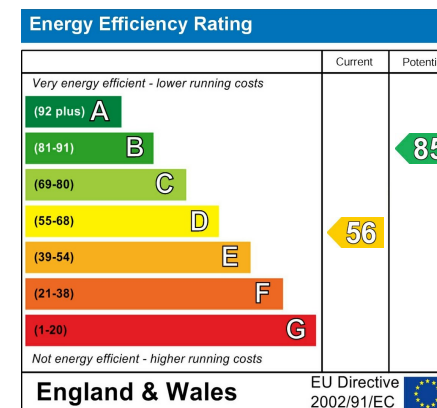
Council Tax band \*D\*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



## The difference between house and home

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