



Fife Avenue, DH2 2AR
2 Bed - House - Terraced
£650 Per Calendar Month

ROBINSONS
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* AVAILABLE TO RENT IMMEDIATELY * WELL PRESENTED *
DOUBLE FRONTED HOME * TWO DOUBLE BEDROOMS *
FULL LENGTH LOUNGE * FULL LENGTH DINING KITCHEN *
LARGE GARDEN * EXCELLENT TRANSPORT LINKS *

Available immediately, this well-presented double fronted home offers spacious and well-balanced accommodation in a highly convenient location in Chester le Street. The property features a full length lounge and a full length kitchen and dining room, along with two double bedrooms and an attractive kitchen and bathroom.

The floorplan comprises an entrance lobby, spacious lounge and large dining kitchen. To the first floor there are two bedrooms and a bathroom. Externally, there is a front garden, and across a small back lane a large garden which the landlord has advised will be tidied and the old storage shed removed.

Fife Avenue is ideally located for access to Chester le Street town centre and the train station, both of which are within a short walk. The area offers excellent transport links, making it ideal for commuters travelling to Durham, Newcastle and beyond. Sainsbury's and other local shops are also close by, along with cafés, leisure facilities and Riverside Park for walks and outdoor space. This is a great opportunity for tenants seeking a spacious home in a central and well-connected location.

Bond: £650

Specifications: Unfurnished. Families welcome. Pets Considered. No smokers allowed

Required earnings: Tenant Income £20,300. Guarantor Income £23,400 (if required). Guarantor Income £23,400 (if required)**

Entrance Lobby

Lounge

Dining Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, there is a front garden, and across a small back lane a large garden which the landlord has advised will be tidied and the old storage shed removed.

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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		

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk