

Wood Lea, DH5 8HT 2 Bed - House - Semi-Detached £154,995

ROBINSONS SALES • LETTINGS • AUCTIONS • SURVEYS



Sold prior to marketing.

#### **Agent Notes**

Council Tax: Sunderland, Band B - Approx. £1,628 p.a

**Energy Rating:** 

Property Construction - Standard

Number & Types of Rooms - Please refer to the details and

floorplan, all measurements are for guidance only

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

Selective licencing area - No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.







# **OUR SERVICES**

Mortgage Advice

Conveyancing

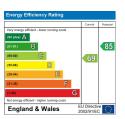
Surveys and EPCs

**Property Auctions** 

Lettings and Management

Strategic Marketing Plan

**Dedicated Property Manager** 





# **DURHAM**

1-3 Old Elvet DH1 3HL

**T**: 0191 386 2777 (Sales) **T**: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

# CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

#### **SPENNYMOOR**

11 Cheapside DH16 6QE T: 01388 420444

E: info@robinsonsspennymoor.co.uk

#### **BISHOP AUCKLAND**

120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

#### **SEDGEFIELD**

3 High Street TS21 2AU **T**: 01740 621777

E: info@robinsonssedgefield.co.uk

## **DURHAM REGIONAL HEAD OFFICE**

E: info@robinsonsdurham.co.uk

## CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

#### **WYNYARD**

The Wynd TS22 5QQ **T**: 0174 064 5444

E: info@wynyardfineandcountry.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 efficent 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.





# **ROBINSONS**

**SALES • LETTINGS • AUCTIONS**