



**Station Avenue North, Fencehouses, DH4 6HT**  
**1 Bed - Flat**  
**£525 Per Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* PROPERTY TO BE PROFESSIONALLY CLEANED \*

Available to let on an unfurnished basis is this recently improved, very spacious, one bedroom first floor flat. The property has had a new bathroom suite and new carpets within the last couple of years, and will be professionally cleaned prior to a new tenant moving in.

The floorplan comprises of: entrance lobby with stairs to first floor, landing, large and inviting lounge, double bedroom, bathroom, and kitchen with some white goods.

This home is conveniently placed for amenities, recreational facilities and motoring links. Those wishing to travel throughout the region are well served, with good links to Newcastle, Gateshead, Durham, Sunderland, Chester le Street, and surrounding areas.

Bond £525

\*\*Specifications: Unfurnished. No Pets or Smokers Allowed. \*\*

\*\*Required earnings: Tenant Income £18,900. Guarantor Income £18,900 (if required)\*\*

**AGENT'S NOTES**

Council Tax: Sunderland, Band A - Approx. £1,395

Energy Rating: D

Property Construction – Standard

Number & Types of Rooms – 2 Bedrooms, 1 reception room, 1 kitchen and 1 bathroom.

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

Estimated Broadband Download speeds – please refer to the Ofcom Website

Tenant specification: No pets or smokers.

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.

**REDRESS**

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



# OUR SERVICES

Mortgage Advice

Conveyancing

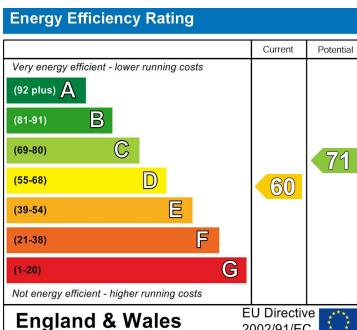
Surveys and EPCs

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](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

19A Old Elvet

DH1 3HL

**T:** 0191 383 0777

**E:** [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

**T:** 0191 387 3000

**E:** [info@robinsonsccls.co.uk](mailto:info@robinsonsccls.co.uk)

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

**T:** 01388 458111

**E:** [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner

DL15 9UA

**T:** 01388 763477

**E:** [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside

DH16 6QE

**T:** 01388 420444

**E:** [info@robinsonspennymoor.co.uk](mailto:info@robinsonspennymoor.co.uk)

## SEDGEFIELD

3 High Street

TS21 2AU

**T:** 01740 621777

**E:** [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

## WYNYARD

The Wynd

TS22 5QQ

**T:** 0174 064 5444

**E:** [info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

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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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