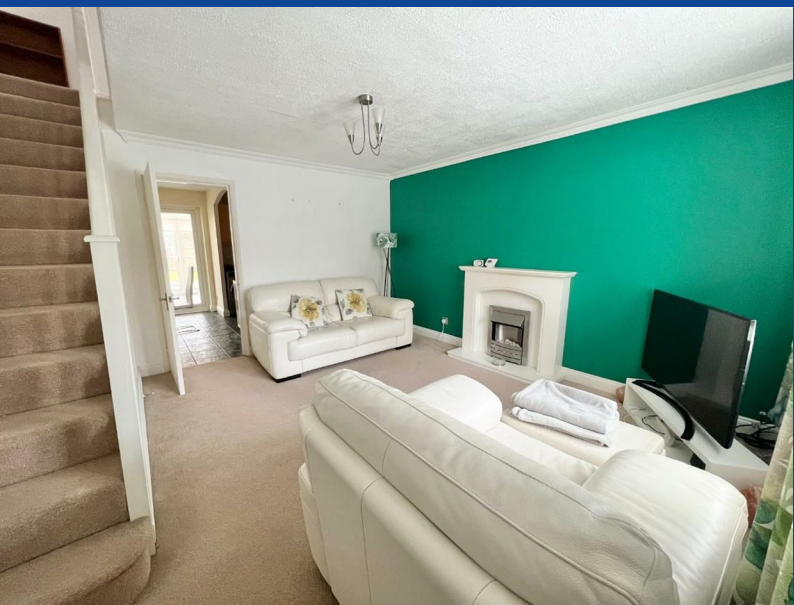




Auckland, Chester-le-Street, DH2 2TZ
3 Bed - House - Semi-Detached
£860 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

AVAILABLE MID SEPTEMBER * EXTENDED WITH LARGE GARDEN ROOM * LOVELY CUL DE SAC POSITION * PARKING AND GARAGE * SIZEABLE PLOT * IDEAL FOR A VARIETY OF TENANTS *

Occupying a quiet cul de sac position on this traditionally very popular estate, we offer for rent this well presented and maintained family home with large garden room.

The floorplan briefly comprises: entrance porch, lounge, dining area, kitchen, uPVC double glazed garden room with French doors, three bedrooms and a bathroom / WC.

Externally there are well sized gardens to the front and rear, a driveway, and attached garage.

The property has gas fired central heating via radiators and uPVC double glazing throughout.

Auckland forms part of an established estate on the fringe of the town centre where a full range of shops, schools and amenities are available. The excellent road and rail network makes this a good base for commuting throughout the region to major towns and cities including Newcastle, Gateshead, Sunderland and Durham.

****Specification: Furnished****

****Required earnings: Tenant Income £30,960 Guarantor Income £30,960 (if required)****

Bond £860

N/B photos were taken 2023 before current tenant moved in.

Porch

Lounge

Dining Area

Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Externally there are well sized gardens to the front and rear, a driveway, and attached garage.

AGENT NOTES

Council Tax: Durham County Council, Band B Annual Price APPROX £2,039
EPC - C

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>

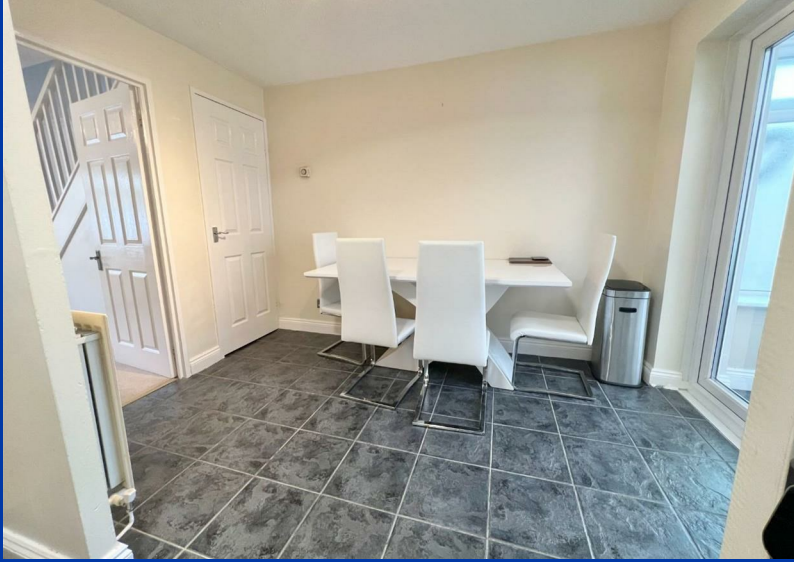
Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

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



OUR SERVICES

Mortgage Advice

Conveyancing

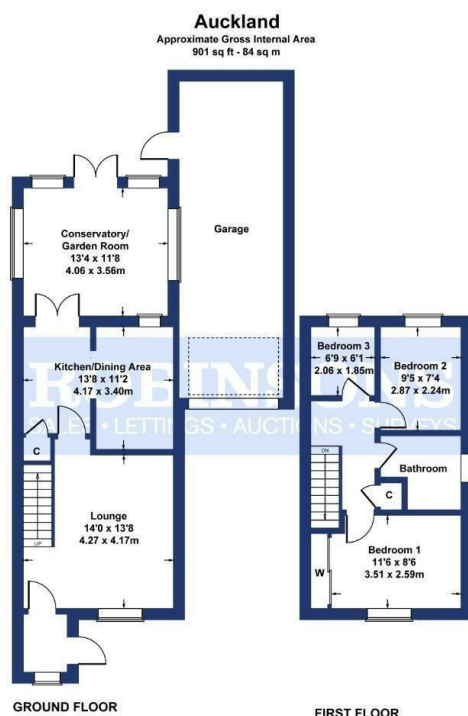
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	71	
EU Directive 2002/91/EC		
England & Wales		

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

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CHESTER-LE-STREET

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DH3 3BH

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E: info@robinsonscs.co.uk

BISHOP AUCKLAND

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DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

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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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