



Durham Road, Lanchester, DH7 0LR
3 Bed - House - Semi-Detached
£800 Per Calendar Month

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Unfurnished ** Well Presented ** Gardens ** Shared Driveway
With Parking Area ** Prominent Position ** Upvc Double
Glazing & GCH ** Popular Village ** Outskirts of Durham **
Good Road Links ** Early Viewing Advised **

The floor plan comprises; entrance, modern fitted kitchen diner,
comfortable lounge, three bedrooms and bathroom/WC.
Outside, there are gardens, shared driveway which leads to
parking area.

Lanchester, a charming village near Durham, offers a blend of
rural tranquillity and easy access to city amenities, making it
an appealing location for a range of buyers. The village features
a variety of properties, from traditional stone cottages and barn
conversions to modern detached houses, making it attractive to
young families, retirees, and professionals. Lanchester boasts
essential amenities such as local shops, pubs, restaurants,
healthcare services, and well-regarded schools, along with
ample recreational opportunities, including picturesque walking
and cycling routes like the Lanchester Valley Walk. Transport
links are strong, with the A691 providing quick road access to
Durham (7 miles away) and Consett, and regular bus services
connecting the village to Durham and Newcastle.

Durham, on the other hand, is a vibrant university city with a
rich historical heritage. The city is well-known for its cultural
and academic institutions, including Durham University, and
provides excellent shopping, dining, and leisure options.
Durham's excellent transport connections, including a central
railway station on the East Coast Main Line and proximity to
the A1(M), make it highly accessible for commuters traveling to
major cities like Newcastle, London, and Edinburgh. Both
Lanchester and Durham provide unique lifestyles, with
Lanchester offering countryside peace and Durham providing
city convenience.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £800 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings

Tenant- £28,800

Guarantor- £28,800

REDRESS

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

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Good

Council Tax: Durham County Council, Band a - Approx.

£1547.02 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the
seller and OnTheMarket.com. 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. Robinsons
cannot accept liability for any information provided.



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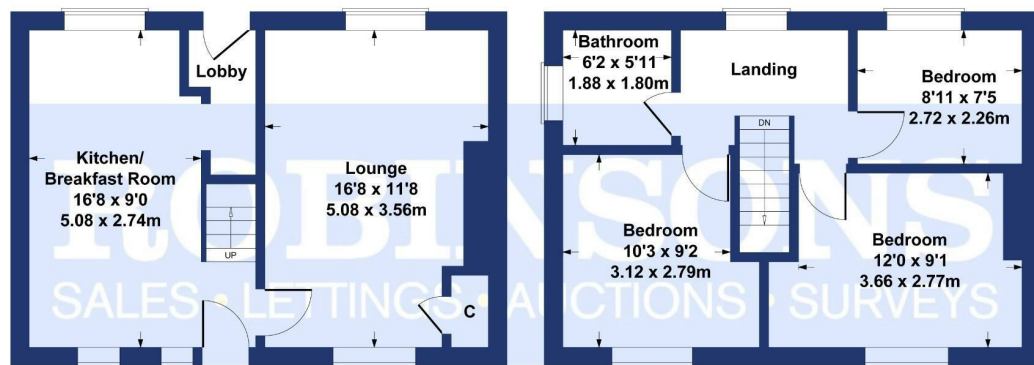
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road

Approximate Gross Internal Area
839 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		72	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DURHAM

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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.

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