



John Street, Fencehouses, DH4 6LH
2 Bed - House - Mid Terrace
£595 Per Calendar Month

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Unfurnished ** Good Sized Garden ** Well Presented ** Double Glazing & GCH ** Close to Local Shops, Schools and Road Links **

legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided

The floor plan briefly comprises: entrance, comfortable lounge, modern kitchen, bathroom/wc. The first floor has two good sized bedrooms. Outside there is a courtyard style garden with gated access, and a good sized lawn garden.

Houghton-le-Spring is part of the City of Sunderland in the county of Tyne and Wear. It is situated almost equidistant between the cathedral city of Durham and the centre of the City of Sunderland. The town of Seaham and the North Sea lie about 5 miles to the east. The towns of Newbottle, Fencehouses and Hetton-le-Hole lie nearby. Houghton-Le-Spring's main shopping area is located in Newbottle Street which includes a supermarket, a library, the Post Office, and various other outlets. Also within close proximity of the property lies Herrington Country Park and various rural walks and cycle routes.

Council Tax Band - A Annual Cost - £1265.54

EPC Rating - C

BOND £595 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £21,420 Guarantor Income (If Required) - £23,420

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: Ultrafast Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1265.54p.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



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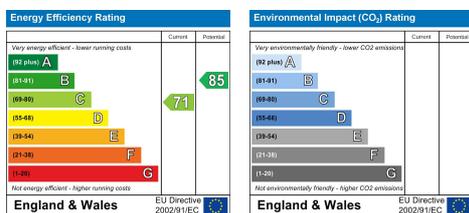
Surveys and EPCs

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Strategic Marketing Plan

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