



Byerley Road, Shildon, DL4 1HT
2 Bed - House - Mid Terrace
£550 PCM

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Robinsons are delighted to offer to the rental market this delightful house on 153 Byerley Road in Shildon .. The property is presented to a high standard and exudes warmth and character, offering a perfect blend of comfort and style. Whether you're looking for a cozy retreat or a place to call home, this house is sure to captivate your heart.

The property's convenient layout offers a seamless flow between the living spaces, making it easy to move from the cosy living room to the modern kitchen. With ample storage and contemporary appliances, the kitchen is a chef's dream, perfect for whipping up delicious meals for loved ones.

Upstairs, the bedrooms provide a peaceful retreat, each offering a tranquil space to rest and rejuvenate. The well-appointed bathrooms feature sleek fixtures and a soothing ambiance, ensuring a luxurious experience every time.

Rent £595 pcm. Bond £595.

No Pets. No Smokers.

Tenants required earnings £18,850. Guarantor required earnings £19635

Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1621Min)

Energy Rating: D

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.

GROUND FLOOR

Entrance Hall

Lounge

13'3" x 11'5" (4.06 x 3.48)

Dining Room

15'1" x 11'1" (4.60 x 3.40)

Kitchen

12'2" x 8'2" (3.71 x 2.49)

FIRST FLOOR

Landing

Bedroom 1

13'3" x 13'1" (4.04 x 4.01)

Bedroom 2

11'5" x 8'0" (3.48 x 2.46)

Bathroom

EXTERNAL

AGENTS NOTES

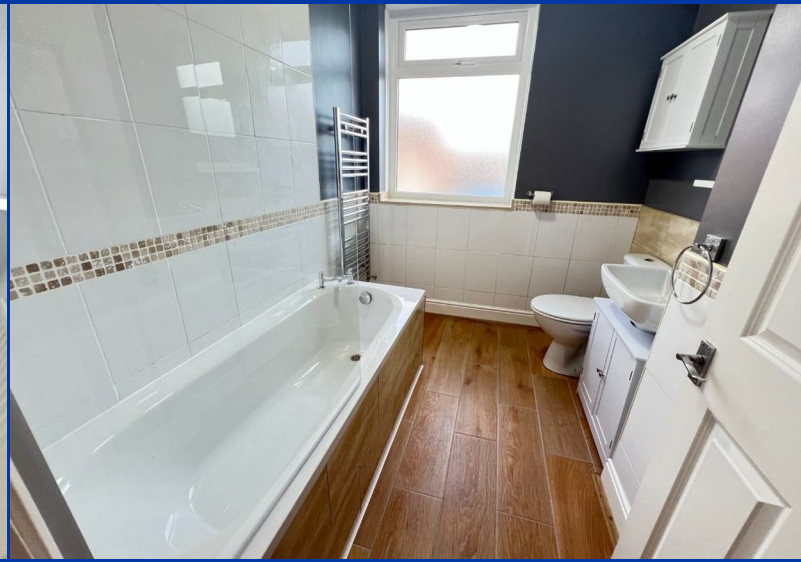
Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 80 Mbps, Ultrafast 1000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
100-90kWh/m ² B			
95-85kWh/m ² C			
90-80kWh/m ² D			
85-75kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not energy efficient - higher running costs	1-20kWh/m ²		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh/m ² A		
100-90kWh/m ² B			
95-85kWh/m ² C			
90-80kWh/m ² D			
85-75kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh/m ²		

England & Wales EU Directive 2002/91/EC

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