



**Quarry Lane, Butterknowle, DL13 5LN**  
**2 Bed - House**  
**£450**

**ROBINSONS**  
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Welcome to Quarry Lane, Butterknowle, Bishop Auckland - a charming location that could be the perfect setting for your new home! This delightful property boasts 2 bedrooms, offering ample space for a small family or those looking for a guest room or home office. With 1 bathroom, you'll have all the convenience you need.

This house is ideal for those seeking a peaceful retreat away from the hustle and bustle of city life. The quaint surroundings and friendly community make it a wonderful place to put down roots.

Specifications: Professionals only, families with children accepted, pets considered, and no smokers.

£450 Per Calander Month / £450 Deposit

Required earnings: Tenant - £13500 Guarantor (if required) - £16200

#### **GROUND FLOOR**

**Rear Lobby**

**Bathroom**

**Kitchen**

**Lounge**

#### **FIRST FLOOR**

**Bedroom 1**

**Bedroom 2**

**Loft Room**

#### **EXTERNAL**

#### **AGENTS NOTES**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (91-100)	A	
(81-90)	B	
(71-80)	C	
(61-70)	D	
(51-60)	E	
(41-50)	F	
(1-40)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> 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.

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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