



**Central Grange, St. Helen Auckland, DL14
9AY
3 Bed - House - Mid Link Terrace
£775**

ROBINSONS
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Situated on this modern development we offer for rent this 3 bedroom semi detached house with enclosed garden and off road parking. The house is warmed by gas central heating and the windows are UPVC double glazed, the accommodation comprises of Entrance Hallway, cloakroom/WC, lounge with French doors to the rear garden, modern fitted kitchen / breakfast area.

To the first floor are three bedrooms and a family bathroom / WC which is also fitted with a modern suite.

Externally are laid to lawn gardens to the front and rear. To the front is a driveway allowing for off street parking.

Central Grange is located on a modern housing estate and is within close proximity of shopping amenities, bus links and schooling.

Contact Robinsons for further information and to arrange an internal viewing.

GROUND FLOOR

Entrance Hall

Lounge

15'4" x 9'8" (4.68 x 2.96)

Kitchen / Dining Room

12'10" x 8'11" (3.93 x 2.74)

WC

FIRST FLOOR

Bedroom 1

11'9" x 9'4" (3.60 x 2.85)

Bedroom 2

8'9" x 8'3" (2.69 x 2.53)

Bedroom 3

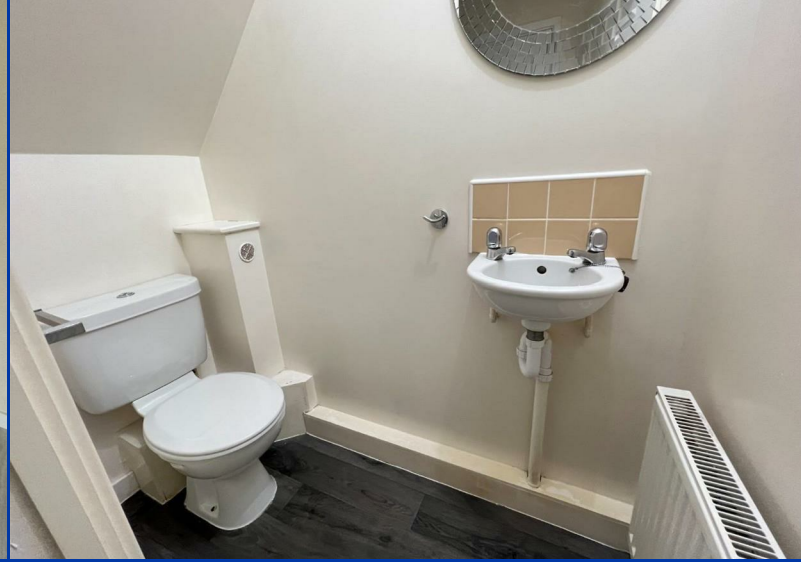
8'3" x 6'2" (2.53 x 1.89)

Bathroom

EXTERNAL

Redress scheme

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DURHAM

1-3 Old Elvet

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The Wynd

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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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