



Linden Road, West Cornforth, DL17 9NR  
3 Bed - House  
£575 Per Calendar Month

**ROBINSONS**  
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# Linden Road West Cornforth, DL17 9NR

We are thrilled to offer TO LET this impressive three bedroom semi detached house on Linden Road, pleasantly positioned within the popular, family orientated area of West Cornforth. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby with stairs to first floor, spacious lounge with window to front elevation, kitchen with a range of fitted wall & base units, family bathroom and useful extension which is currently used for dog grooming. The first floor landing boasts three good sized bedrooms. Externally, the property occupies a good sized plot with gardens both front & rear & off road parking.

Working Applicants Preferred - Pets considered - No Smokers

Tenants required earnings £17,400

Guarantors required earnings £20,880

EPC Rating: TBC

Council Tax Band: A










**REDRESS**

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

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

